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67 Homebell House Northgate, Aldridge, WS9 8QB
Guide Price £50,000

A well maintained, two bedroom second floor retirement apartment situated in this sought after development in the heart of Aldridge village centre benefitting from communal facilities and house manager.

* Lift & Stair Access * Reception Hall * Lounge * Fitted Kitchen * Two Good Sized Bedrooms * Shower Room * Electric Heating * PVCu Double Glazing * Communal Gardens & Parking * Security Intercom/Alarm System * Resident's Lounge & Laundry * No Upward Chain

Council Tax Band - C
Local Authority - Walsall
EPC Rating - D

The Property Ombudsman

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67 Homebell House Northgate, Aldridge



Lounge



Lounge



Lounge



Kitchen



Kitchen



Bedroom One

67 Homebell House Northgate, Aldridge



Bedroom Two



Shower Room



Communal Lounge



Communal Lounge



Communal Lounge



Communal Kitchen

67 Homebell House Northgate, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well presented, two bedroom, second floor retirement apartment situated in this sought after development in the heart of Aldridge village centre.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village.

Recreational facilities are provided at The Stick and Wicket Club at the Green with cricket, running, football and hockey whilst Aldridge Sailing Club can be found at the junction of Stubbers Green Lane and Barns Lane. The splendid Druids Heath Golf Club is located off Stonnall Road.

Regular public transport services run to many local areas, whilst junction 7 of the M6 motorway at Great Barr is within approximately 5 miles, which gives further access to the M5 and M42 whilst the M6 Toll Road is accessible at Brownhills (5 miles) thus giving easy access to all main centres, Birmingham Airport, International Rail Station and The National Exhibition Centre.

The accommodation that enjoys the benefit of electric heating and PVCu double glazing briefly comprises the following:

COMMUNAL ENTRANCE
with lift and stair access to the second floor.

RECEPTION HALL
having entrance door, ceiling light point, "Tunstall" entry system, loft access and large storage cupboard off.

LOUNGE
4.98m x 3.23m (16'4 x 10'7)
two PVCu double glazed windows to front elevation, feature fireplace with modern electric fire, three wall light points, electric storage heater and alarm pull chord.

FITTED KITCHEN
2.24m x 2.06m (7'4 x 6'9)
having range of fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in "Stoves" electric oven and hob with stainless steel extractor canopy over, space for fridge/freezer and fluorescent strip light.

BEDROOM ONE
4.01m x 3.35m max (13'2 x 11'0 max)
PVCu double glazed window to front elevation, built in wardrobe, wall light point, electric storage heater and alarm pull chord.

BEDROOM TWO
4.17m x 2.64m (13'8 x 8'8)
PVCu double glazed window to front elevation, built in wardrobes, wall light point, electric storage heater and alarm pull chord.

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SHOWER ROOM
shower enclosure with electric "Triton" shower fitted, vanity wash hand basin with storage cupboard below, WC, fully tiled walls, "Dimplex" electric wall mounted heater, extractor fan and fluorescent strip light.

RESIDENTS' LOUNGE

RESIDENTS' LAUNDRY

GUEST SUITE
available for the use of residents' family and friends subject to booking requirements.

OUTSIDE

COMMUNAL GROUNDS & PARKING

GENERAL INFORMATION
TENURE We understand the property is Leasehold for a term of 125 years from 1st April 1988 subject to a ground rent of £558.36 per annum and service charge of £4732.34 per annum with vacant possession upon completion.

SERVICES All main services are connected with the exception of gas.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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