CHRIS FOSTER & Daughter

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21 Lingmoor Grove, Aldridge, WS9 8BY
Asking Price £160,000

An internal inspection is highly recommended to fully appreciate this superbly presented and maintained, first floor apartment that is situated in this highly sought after development close to Aldridge Village centre. The bright and airy accommodation briefly comprises of entrance hall, good sized lounge, fitted kitchen, two bedrooms and a bathroom. Further benefits include uPVC double glazing (where specified), gas central heating and an allocated parking space to the rear. The property is available immediately and with no upward chain, so viewing is highly recommended to avoid potential disappointment.

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

The Property Ombudsman

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OnTheMarket.com

21 Lingmoor Grove, Aldridge



Lounge



Lounge



Kitchen



Kitchen

21 Lingmoor Grove, Aldridge



Bedroom One



Bedroom Two



Bathroom



Rear

21 Lingmoor Grove, Aldridge

Aldridge
Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village and is splendidly served with a range of good schools including Aldridge School, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls available at Walsall.

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.

Hallway
With central heating radiator, two built-in cupboards and doors off to:-

Lounge
6.43m max x 2.97m min (21'1" max x 9'9" min)
Having two central heating radiators and uPVC double glazed window to the front and rear.

Kitchen
3.20m x 2.03m (10'6" x 6'8")
Being fitted with a range of eye and base level units with work surface over incorporating one and a half bowl single drainer sink unit, tiled splashbacks, plumbing for appliance, hob, oven and uPVC double glazed window to the rear.

Bedroom One
3.20m max x 3.20m max (10'6" max x 10'6" max)
With central heating radiator and uPVC double glazed window to the front.

Bedroom Two
3.20m max x 2.06m max (10'6" max x 6'9" max)
With central heating radiator and uPVC double glazed window to the front.

Bathroom
Having suite comprising bath, low flush w.c, wash hand basin, central heating radiator part tiled walls and frosted uPVC double glazed window to the rear.

Outside
To the rear is an allocated parking space.

GENERAL INFORMATION -Sales-Leasehold
TENURE We understand the property is Leasehold with vacant possession upon completion. The lease has approximately 101 years remaining. The current ground rent is approximately £191.18 per annum and the current service charge is approximately £1,683.24 per annum. This information has been provided by the seller, and should be verified by your conveyancer before you proceed.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

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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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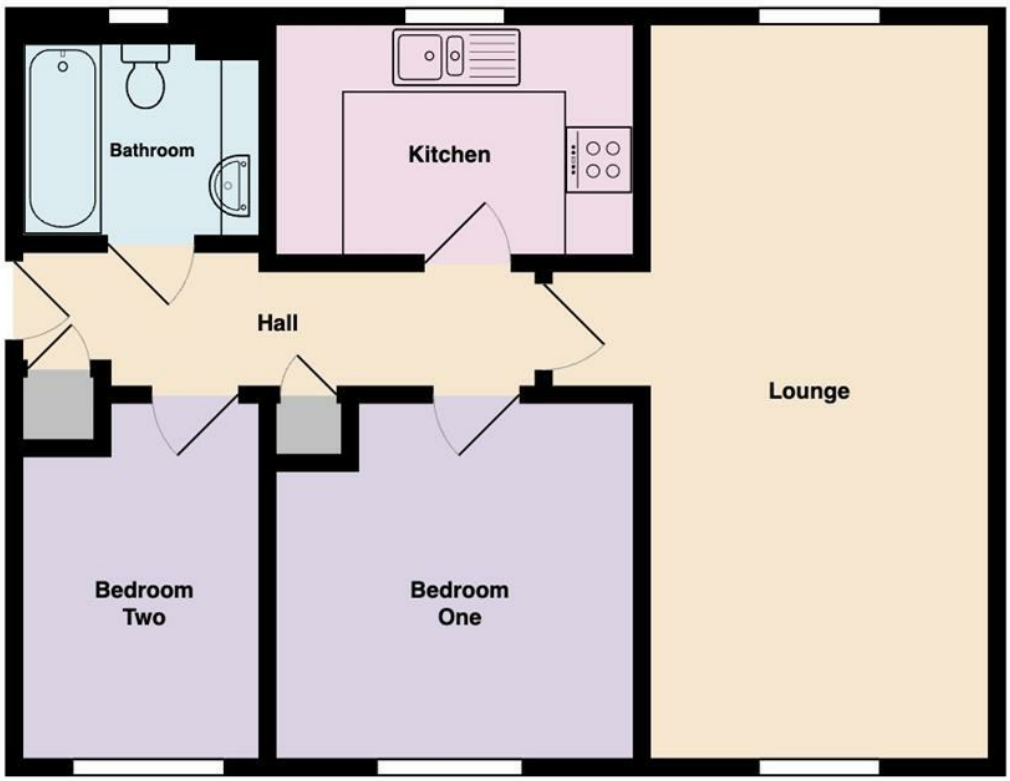

All measurements are approximate and for display purposes only

