CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

View all our properties at: www.chrisfoster.co.uk





20 Homebell House, Walsall, WS9 8QB
Asking Price £75,000

An internal inspection is highly recommended to fully appreciate this superbly spacious, two bedroom ground floor retirement apartment that is situated in this highly sought after development close to Aldridge Village centre. Homebell House benefits from communal areas including residents lounge, laundry, communal kitchen and shared parking whilst the development is served by a house manager with individual apartments having a 'Care Line' alarm/entry system. The property also benefits from a secure communal entrance system and a lift to all floors. The bright and airy accommodation briefly comprises of welcoming entrance hall, good sized lounge, fitted kitchen, two generous double bedrooms and a modern and a shower room. Further benefits include uPVC double glazing (where specified), electric heaters and ample storage. Probate is ongoing.

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

The Property Ombudsman

6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA
Tele: 01922 45 44 04 E-mail: enquiries@chrisfoster.co.uk
Chris Foster & Daughter Limited – Registered in England and Wales
Company Number: 11253248

rightmove

OnTheMarket.com

20 Homebell House, Walsall



Lounge



Hall



Kitchen



Bedroom One



Bedroom Two



Shower Room

20 Homebell House, Walsall



Communal Lounge



Communal Lounge



Communal Lounge



Communal Kitchen

20 Homebell House, Walsall

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.

Enntrance
With security intercom system, access to the residents lounge and house manager's office and lift and stair access to the first floor.

Hallway
Having three generous built-in storage cupboards, electric heater and doors off to:-

Lounge
4.26 x 3.24 (13'11" x 10'7")
Having electric heater, uPVC double glazed windows to side and front, uPVC double glazed door to front and arch to:-

Kitchen
2.24 x 2.09 (7'4" x 6'10")
Being fitted with a range of eye and base level units with work surface over incorporating single drainer sink unit, hob, oven, part tilled walls and uPVC double glazed window to the side.

Bedroom One
4.27 max 3.67 min x 2.74 max (14'0" max 12'0" min x 8'11" max)
With electric heater, builtin cupboard and uPVC double glazed window to the front.

Bedroom Two
4.25 max 3.65 min x 2.64 max (13'11" max 11'11" min x 8'7" max)
With electric heater, built-in cupboard and uPVC double glazed window to the front.

Shower Room
Having suite comprising shower cubicle, wash hand basin, integrated low flush w.c and part tiled walls.

Communal Areas
The development has the benefit of a residents lounge and laundry facilities, whilst outside are attractive well maintained communal grounds and parking.

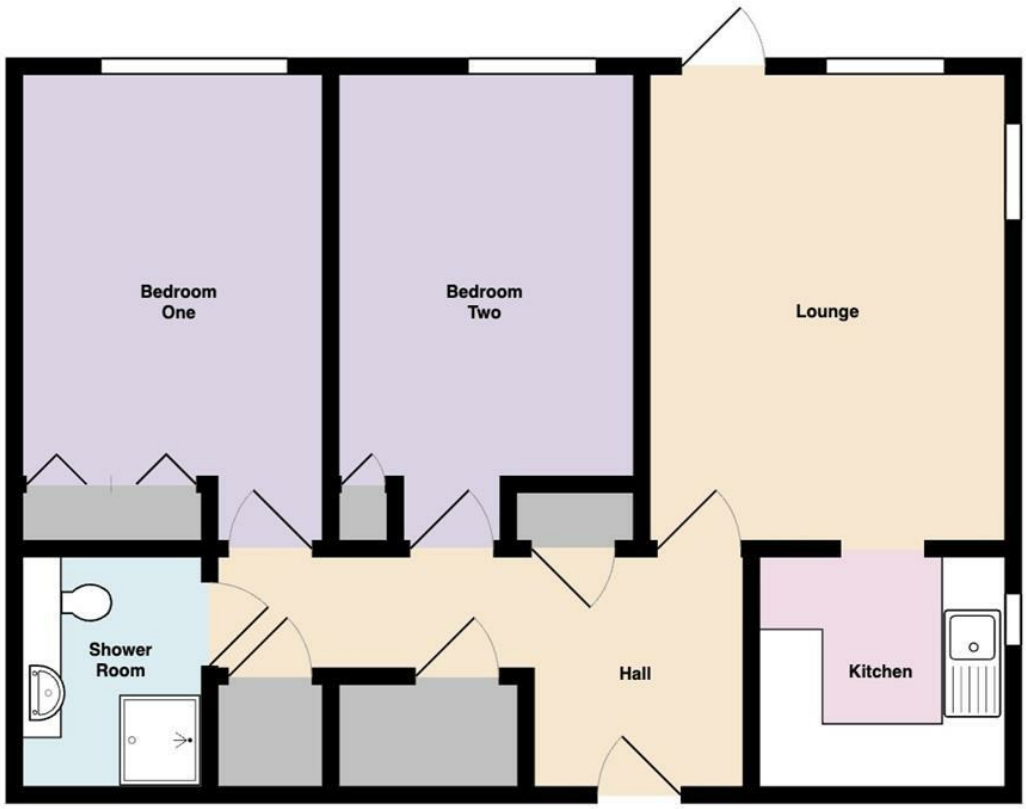
TENURE We understand the property is Leasehold. The lease is for a term of 125 year from 1988. The ground rent is approximately £558.36 per annum and the service charge is approximately £3,364.36 per annum. This information has been provided by the seller and should be checked by your conveyancer before you proceed.

20 Homebell House, Walsall

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.

20 Homebell House, Walsall



All measurements are approximate and for display purposes only

