



Asking Price £250,000 Leasehold

1 Bedroom, Apartment - Retirement

27, Coleman Lodge Little Aston Road, Aldridge, Walsall, West Midlands, WS9 8BF



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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Coleman Lodge

Coleman Lodge is a delightful development of one and two bedroom, retirement apartments located in the heart of Aldridge village; a vibrant area of Walsall in the West Midlands.

In Aldridge town, there are a mix of well-known high street brands and independent retailers, with many cafes and eateries within walking distance of the Lodge.

Aldridge is a great place for socialising. Local amenities include a library, community centre, post office, an HSBC bank, chemist, doctors, hairdressers and Specsavers. In addition to Morrison's nearby for your grocery, shopping the vibrant Aldridge Shopping centre offers a good selection of shops and cafes including Costa Coffee, Boots, Francesco, Thomas Cook and WH Smith. Less than three minutes from the development, visiting Aldridge Shopping Centre could not be easier due to its central location in Aldridge village.

Travel is easy from the centre going to Birmingham, Lichfield and other surrounding areas.

The Lodge Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Coleman Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Coleman Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Coleman Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.





# Property Overview

Welcome to Coleman Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. The property is presented in fantastic order throughout and is conveniently located near the stairs and lift for easy access.

The Lounge offers ample space for living and dining room furniture along with a feature electric fireplace. A door opens onto a Juliet balcony.

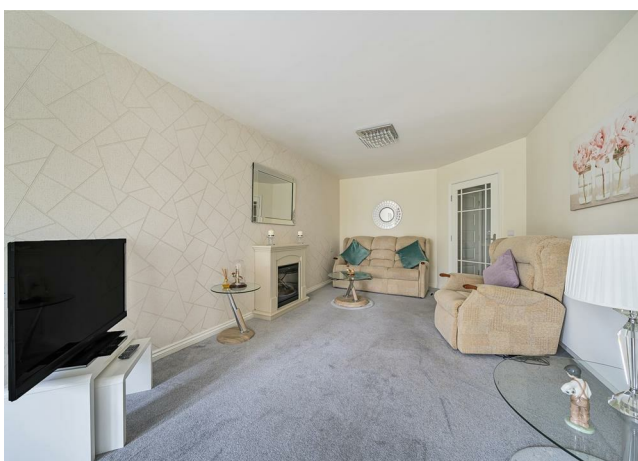
The Kitchen is accessed via the Lounge and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4-ring electric hob with extractor hood over, washing machine, fridge and freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required. A window keeps this lovely bedroom bright and light.

The Shower room offers a curved shower cubicle with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath and cabinet above.

Perfectly complimenting this lovely apartment is a useful storage cupboard located off the hallway.

Call us today to book your viewing at Coleman Lodge!



# Features

- One bedroom second floor retirement apartment
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Owners private car park
- Great location close to the town centre & excellent transport links
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.
- Juliet balcony





# Key Information

Service Charge (Year Ending 31st May 2025):  
£3,597.27 per annum.

Ground rent £575 per annum. To be reviewed in  
June 2025

Council Tax Band C

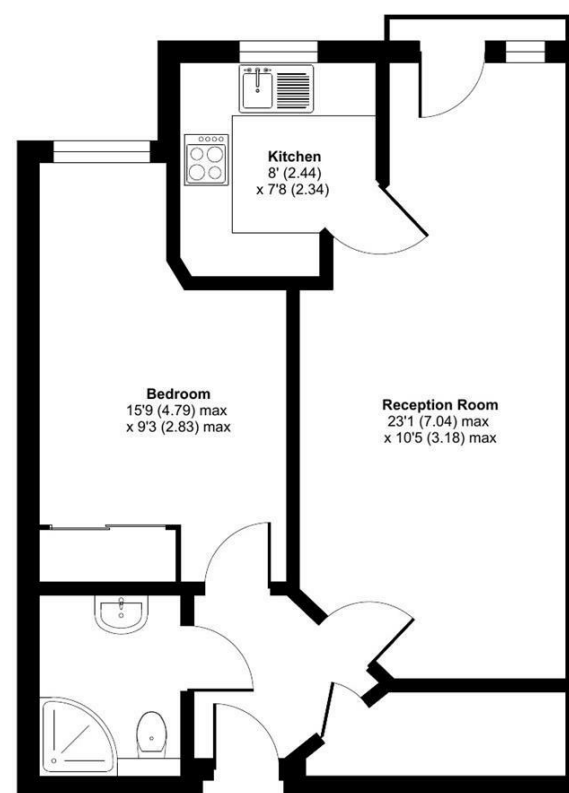
999 year Lease commencing 2018

Please check regarding Pets with Churchill Estates  
Management. Any consents given in relation to pets  
are subject to the terms of the lease and any further  
rules and regulations made by Churchill Estates  
Management

Service charges include: Careline system, buildings  
insurance, water and sewerage rates, air source  
heating, communal cleaning, utilities and  
maintenance, garden maintenance, lift maintenance,  
lodge manager and a contribution to the  
contingency fund.

A 1% contribution of the final selling price to the  
contingency fund is payable by the Seller upon  
completion of the sale of the property.

EPC Rating: B



Approximate Area = 505 sq ft / 46.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Churchill Estate Agents. REF: 1194649

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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