



Asking Price £285,000 Leasehold

2 Bedroom, Apartment - Retirement

39, 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 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.



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Property Overview

****TWO BEDROOM THIRD FLOOR RETIREMENT APARTMENT****

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom apartment. The property provides spacious accommodation and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire. A window provides lots of natural light.

The Kitchen 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, washer/dryer, fridge and frost-free freezer. A window provides light and ventilation.

Bedroom One is a good-sized double with ample fitted furniture. There is plenty of space for additional furniture if required and a large window keeps this room bright and light.

Bedroom Two is another good-sized double. This room could also be used as a separate Living Room, Study or Hobby Room.

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

A separate WC is located off the Hallways and offers a WC, heated towel rail and wash hand basin.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Coleman Lodge!



Features

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



Key Information

Service Charge (Year Ending 31st May 2026): £5,175.03 per annum.

Ground rent £625 per annum. To be reviewed in June 2025

Council Tax Band D

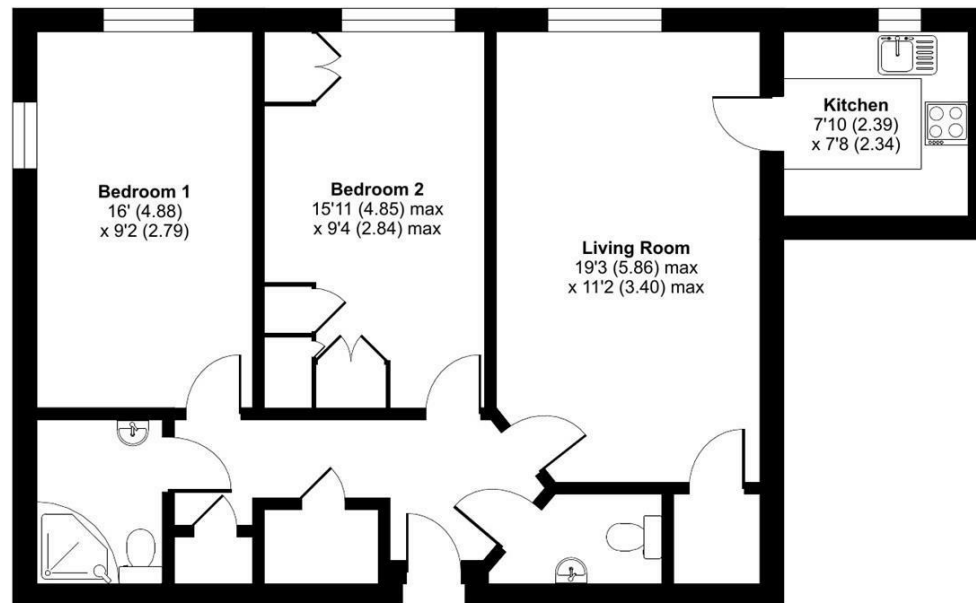
999 year Lease commencing 2018

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.

Approximate Area = 785 sq ft / 72.9 sq m
For identification only - Not to scale



EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/ahecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1306838

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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