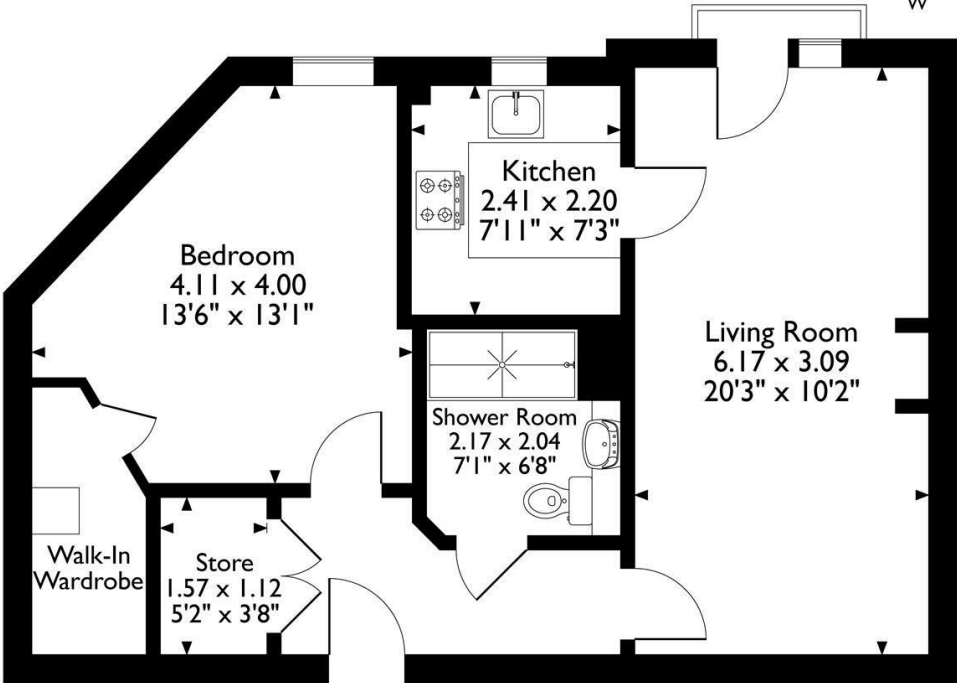
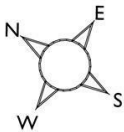


Alder House, Flat 12, 41, Leighswood Road, Walsall
Approximate Gross Internal Area
54 Sq M/581 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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12 Alder House

41 Leighswood Road, Walsall, WS9 8AS



Offers in the region of £190,000 Leasehold

A luxury ONE BEDROOM retirement apartment situated on the FIRST FLOOR with a JULIETTE BALCONY and lifts to all floors in our PRESTIGIOUS Alder House development. The property benefits from under floor heating throughout and forms part of our ~Retirement Living Range~ of properties for over 60's with a House Manager on site on a part-time basis (during office hours).

The well presented accommodation briefly comprises of a welcoming entrance hallway, a generous living room with space for dining and a Juliette Balcony. A modern fitted kitchen with integrated appliances. A double bedroom with walk in wardrobe and a modern shower room.

Viewing is highly recommended to fully appreciate the accommodation on offer.

Call us on 0345 556 4104 to find out more.

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Alder House, Leighswood Road, Aldridge, Walsall

Alder House

Alder House offers easy access into the bustling heart of Aldridge 'village'. The town offers a generous selection of national stores and independent retailers, with a good selection of eateries, as well a butcher, post office, delicatessen and cafes. A major supermarket, medical centre and pharmacy are also just half a mile away. Whilst you have everything you need for day to day living on your doorstep. Alder House was built by McCarthy & Stone purpose built for retirement living. The development consists of 35 one and two-bedroom retirement apartments for the over 60's. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. The apartments feature a fully fitted kitchen, spacious lounge, bedroom and separate shower room and have under floor heating throughout. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking - permit scheme applies, check with the House Manager for availability. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and

move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Entrance Hall

Front door with spy hole leads to a welcoming entrance hall - the door entry system and the 24-hour emergency response system are situated in the hall along with mains wired smoke alarm. From the hallway there are doors off to a storage cupboard which house the hot water tank and the plumbed in Washing /Dryer. Further doors lead to the bedroom, living room and shower room.

Living Room

A generous living room having ample space for dining and benefits from an attractive feature fireplace with inset electric fire creating a great focal point for the room. French door to Juliet balcony with very pleasant outlook. TV and telephone points. Ceiling lights. Fitted carpets, raised electric power sockets. Oak effect feature door with glazed panels leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. White gloss floor and wall units with under pelmet lighting. Stainless steel sink with mono block lever tap and window over. Built-in oven, ceramic hob with extractor hood. Integrated fridge/freezer.

Bedroom

Double bedroom with walk in wardrobe having shelving and rails providing good storage. Ceiling light, Large feature double glazed window.

1 bed | £190,000

Shower Room

Luxury shower room with fitted suite comprising of a walk in shower unit low level WC, vanity unit with sink and mirror cabinet above. Heated towel rail.

Service Charge details

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please please contact your Property Consultant or House Manager.

Service Charge: £3,050.28 per annum (for financial year ending 30/06/2026).

Lease Information

Lease term of 999 years from 2017
Ground rent of £425 per annum
Ground rent review: 01/01/2032

Car Parking (Permit Scheme) subject to availabilit

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

