



Webbs

Helping people move since 1994

Sutton Road | Walsall | WS5 3AR

Offers In The Region Of £140,000



## Summary

RETIREMENT COMPLEX situated within a sought after and affluent area, excellently situated to transport links and a wide range of amenities.

The residence provides secure and peaceful environment with private gates which are locked from 7pm till 7am daily and can only be accessed via a up to date intercom system.

The property sits within landscaped communal grounds and also has access to a communal lounge perfect for meeting other residents.

Contact Webbs today to arrange your appointment to avoid disappointment.

## Key Features

- OVER 55's RETIREMENT COMPLEX
- COMMUNAL GARDENS
- UNDER FLOOR HEATING
- STAIR LIFT
- LEASEHOLD
- SECURE GATED ACCESS
- COMMUNAL LOUNGE
- FIRST FLOOR APARTMENT
- CARELINE ASSISTANT
- WELL PRESENTED

## Rooms and Dimensions

### Front of Property

### Entrance Hall

### Lounge

17'08" x 12'05" (5.38m x 3.78m)

### Kitchen

5'10" x 7'09" (1.78m x 2.36m)

### Bedroom

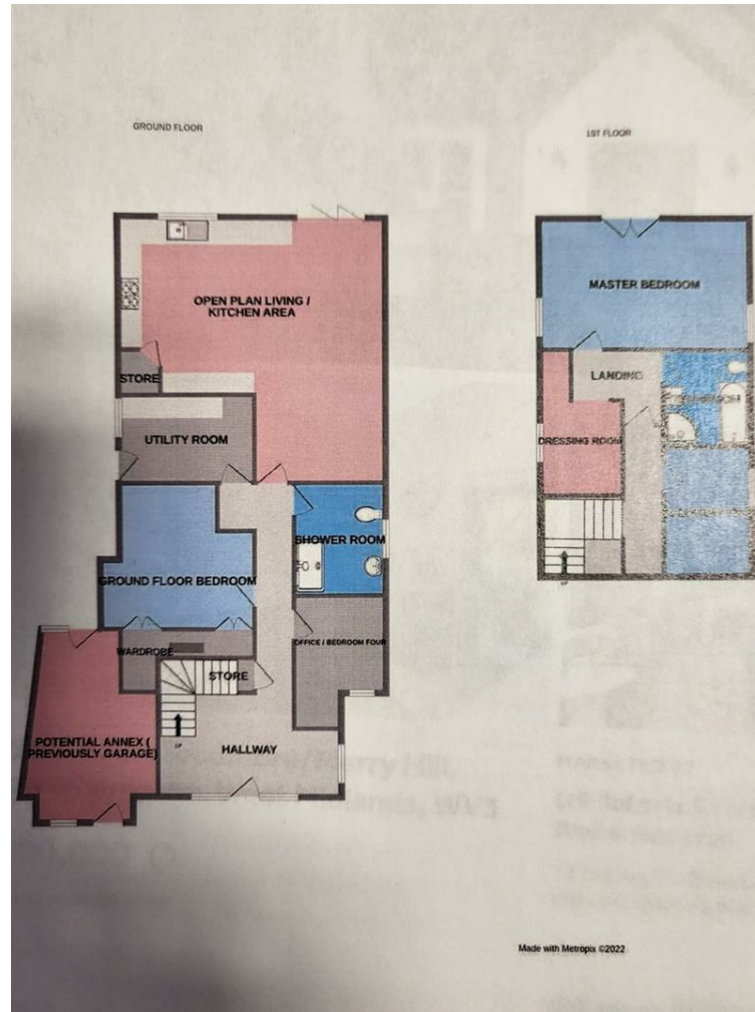
11'05" x 8'11" (3.48m x 2.72m)

### Ensuite

### Identification Checks







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	77	G	G
Energy Efficiency Rating: 76 (Current), 77 (Potential) Energy Efficiency Rating Legend: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact (CO <sub>2</sub> ) Rating: G (Current), G (Potential) Environmental Impact (CO <sub>2</sub> ) Rating Legend: A (10-35), B (36-45), C (46-55), D (56-65), E (66-75), F (76-85), G (86-95)	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: [aldridge@webbestateagents.co.uk](mailto:aldridge@webbestateagents.co.uk) | [www.webbestateagents.co.uk](http://www.webbestateagents.co.uk)

