



Croxall Court, Leighwood Road, WS9 8AB - No Upward Chain

£120,000

1 1 1



OFFERING NO UPWARD CHAIN - Situated within the sought-after Croxall Court development on Leighswood Road, this well-presented apartment is exclusively for residents aged 60 and over, offering comfortable, low-maintenance living in the heart of Aldridge.

Croxall Court is ideally located on Leighswood Road in the heart of Aldridge, just a short walk from the vibrant village centre offering a range of shops, cafés, a post office, pharmacy, and supermarkets. Excellent public transport links are nearby, with regular bus services to Walsall, Lichfield, and surrounding areas, making it convenient for residents to travel without a car. The property also benefits from close proximity to doctors' surgeries, parks, and local community facilities, creating an ideal setting for those seeking comfort and convenience in later life.

The accommodation is situated on the second floor and briefly comprises a welcoming entrance hall, a spacious living room and a well-appointed fitted kitchen. There is a generous master bedroom and a modern bathroom. Residents also benefit from access to well-maintained communal areas including a kitchen, lounge, laundry room, and charming outdoor seating space and a lift to access all floors.

An ideal opportunity for those seeking a peaceful and well-connected retirement community—early viewing is highly recommended to fully appreciate all that this property and development have to offer.

Tenure

We understand the property is leasehold, with a 105 years remaining. There is a ground rent payable of £395 per annum and a service charge payable of £4060 per annum.





- Fabulous One Bedroom Retirement Apartment
- Available To Purchase For Those Aged 60 & Above
- Spacious Master Bedroom With Fitted Wardrobes
- Well Maintained Gardens With Outdoor Seating
- No Upward Chain
- Convenient Location Close To Aldridge Centre, Shops & Bus Routes
- Communal Kitchen, Dining & Laundry Room For Residents
- Council Tax Band: B

