

# CHRIS FOSTER & Daughter

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## 34 Coleman Lodge, Little Aston Road, Aldridge, WS9 8BF Offers Over £175,000

**\*REDUCED FOR QUICK SALE\*** A well presented third floor retirement apartment situated in this sought after development in the heart of Aldridge village centre.

\* Exclusively for the Over 60s \* Communal Residents Lounge with Coffee Bar \* Camera Entry System \* 24hour Care Line Support System \* On Site House Manager \* Reception Hall \* Lounge/Dining Room \* Luxury Fitted Kitchen \* Spacious Double Bedroom \* Luxury Shower Room \* Communal Gardens & Car Parking \* PVCu Double Glazing \* Ground Sourced Heating System \* Guest Suite Available \* Lift and Stair Access

Council Tax Band C  
Local Authority - Walsall



6-8 Beacon Buildings, Leighswood Road, Aldridge, WS9 8AA

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Company Number: 11253248



# 34 Coleman Lodge Little Aston Road, Aldridge



Lounge/Dining Room



Lounge/Dining Room



Luxury Fitted Kitchen



Double Bedroom

# 34 Coleman Lodge Little Aston Road, Aldridge



Double Bedroom



Shower Room



Residents Lounge



Residents Lounge

# 34 Coleman Lodge Little Aston Road, Aldridge



Residents Lounge



Communal Grounds



Rear Elevation / Residents Car Park

# 34 Coleman Lodge Little Aston Road, Aldridge

An internal inspection is essential to begin to fully appreciate this well presented third floor retirement apartment situated directly opposite the lift within this sought after development in the heart of Aldridge village centre. Communal gardens have been carefully landscaped and the development has a spacious residents lounge with coffee bar, together with a house manager who organises a range of activities and events.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village whilst recreational facilities are provided at The Stick and Wicket Club at the Green with cricket, running, football and hockey whilst Aldridge Sailing Club can be found at the junction of Stubbers Green Lane and Barns Lane. The splendid Druids Heath Golf Club is located off Stonnall Road.

Regular public transport services run to many local areas, whilst junction 7 of the M6 motorway at Great Barr is within approximately 5 miles, which gives further access to the M5 and M42 whilst the M6 Toll Road is accessible at Brownhills (5 miles) thus giving easy access to all main centres, Birmingham Airport, International Rail Station and The National Exhibition Centre.

The accommodation that enjoys the benefit of a ground sourced heating system and PVCu double glazing, briefly comprises the following:

## **RECEPTION HALL**

having entrance door, camera entry system, ceiling light point and storage/airing cupboard off.

## **LOUNGE/DINING ROOM**

5.64m x 3.20m (18'6 x 10'6)

PVCu double glazed window, central heating radiator, two ceiling light points, satellite, TV and telephone extension points.

## **LUXURY FITTED KITCHEN**

2.34m x 2.16m (7'8 x 7'1)

having range of luxury fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in "Zanussi" electric oven and hob with stainless steel extractor canopy over, integrated fridge and washer/drier, ceiling spotlights, extractor fan and electric heater.

## **DOUBLE BEDROOM**

5.33m x 2.82m (17'6 x 9'3)

PVCu double glazed window, built in wardrobe, central heating radiator, ceiling light point, TV and telephone extension points.

## **LUXURY SHOWER ROOM**

having corner shower enclosure, vanity wash hand basin with storage cupboard below, WC, vanity wall unit, chrome heated towel rail, ceiling light point, extractor fan and tiled walls.

## **RESIDENTS LOUNGE**

## **GUEST SUITE AVAILABLE**

## **OUTSIDE**

communal grounds and parking.

## **GENERAL INFORMATION**

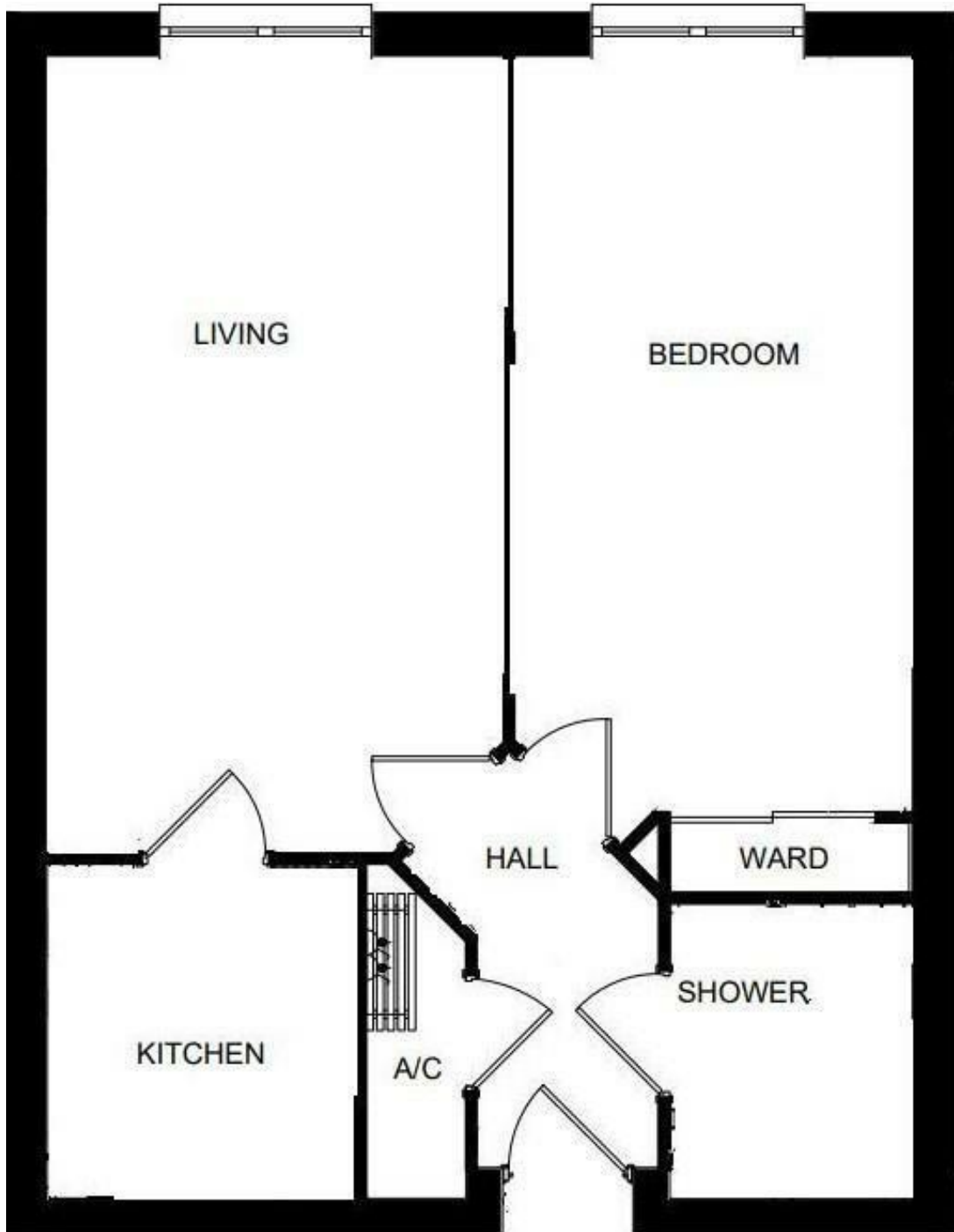
## **34 Coleman Lodge Little Aston Road, Aldridge**

TENURE We understand the property is Leasehold for a term of 999 years from 1st June 2018. Current Service Charge £4452.58pa (includes water rates). Current Ground Rent £575pa.

SERVICES All main services are connected, with the exception of gas, together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

# 34 Coleman Lodge Little Aston Road, Aldridge



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		