



Leighswood Road, Aldridge
Walsall, WS9 8AS

£155,000

Aldridge

£155,000



Offered for sale with no upward chain this superbly presented first floor retirement apartment with lift access needs to be viewed to be appreciated. The residents lift rises to the first-floor landing where 22 Alder House can be found.

Inspection reveals the entrance hall with generous storage. Beyond the entrance hall is the bright and spacious lounge/diner, with space for a table, and a 'Juliet' balcony giving views over the well tended communal gardens. A Sliding door from the lounge gives way to the modern fitted kitchen with oven, hob and extractor as well as integrated fridge and freezer. The bedroom, a large double room, also boasts views of the communal gardens and benefits from a fitted wardrobe whilst the shower room comprises a modern suite with decorative tiling to splash prone areas.

With an onsite house manager as well as residents lounge, garden room and a guest suite for visitors, this highly regarded development offers peace of mind for all.





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 30th May 2023

Property Specification

FIRST FLOOR RETIREMENT WITH LIFT ACCESS
VIEWS OVER THE COMMUNAL GARDENS
LOUNGE/DINER WITH JULIET BALCONY
GENEROUS DOUBLE BEDROOM WITH FITTED WARDROBE
FITTED KITCHEN

Lounge/Diner 5.26m (17'3") x 3.51m (11'6")

Bedroom 4.79m (15'9") max x 2.90m (9'6")

Shower Room

Kitchen 2.42m (7'11") x 2.20m (7'3")

Hall

Viewer's Note:

Services connected: Electricity, Water & Drainage
Council tax band: C
Tenure: Leasehold - Years remaining 993
Ground Rent: £425
Service Charge: £2767 (£230.57 paid monthly)
Restrictions: Age Over 60


Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Map Location

