



Flat 18 Alder House, Leighswood Road,
Aldridge, Walsall, WS9 8AS

£245,000

Aldridge

£245,000



Set within easy reach of the centre of Aldridge with its excellent range of amenities, this superb first floor retirement apartment is located on the first floor and is available to purchase for those aged 60 years and above, with internal viewing essential to fully appreciate all it has to offer.

Accessed via a communal hallway with lift/stairs to all floors and security intercom entry system, the apartment comprises a welcoming entrance hallway with access to large utility cupboard with plumbing for a washing machine, light and airy lounge/diner with Juliet balcony overlooking the communal garden and having a doorway leading into the well appointed kitchen which features a range of modern gloss fronted wall/base units, integrated fridge/freezer, dishwasher, oven and hob with extractor over.

Completing the accommodation, bedroom one is a generous double bedroom with large window overlooking the communal garden, large built-in wardrobe and ensuite bathroom with WC, wash basin and bath with mains shower over and there is a further double bedroom and additional shower room with suite comprising WC, wash basin and shower cubicle with mains shower.

The complex features an on-site house manager, 24-hour emergency call system, residents' lounge, guest suite and neatly landscaped communal gardens.





Property Specification

Hall -	2.76m (9') x 1.10m (3'7")
Lounge/Diner -	5.27m (17'3") x 3.61m (11'10")
Kitchen -	2.39m (7'10") x 2.21m (7'3")
Bedroom 1 -	5.27m (17'3") max x 3.01m (9'11")
En-suite Bathroom -	2.65m (8'8") x 2.21m (7'3")
Bedroom -	2 4.07m (13'4") x 2.76m (9')
Shower Room -	2.21m (7'3") x 1.70m (5'7")
Utility Cupboard -	2.21m (7'3") x 1.12m (3'8")

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: 22nd February 2024

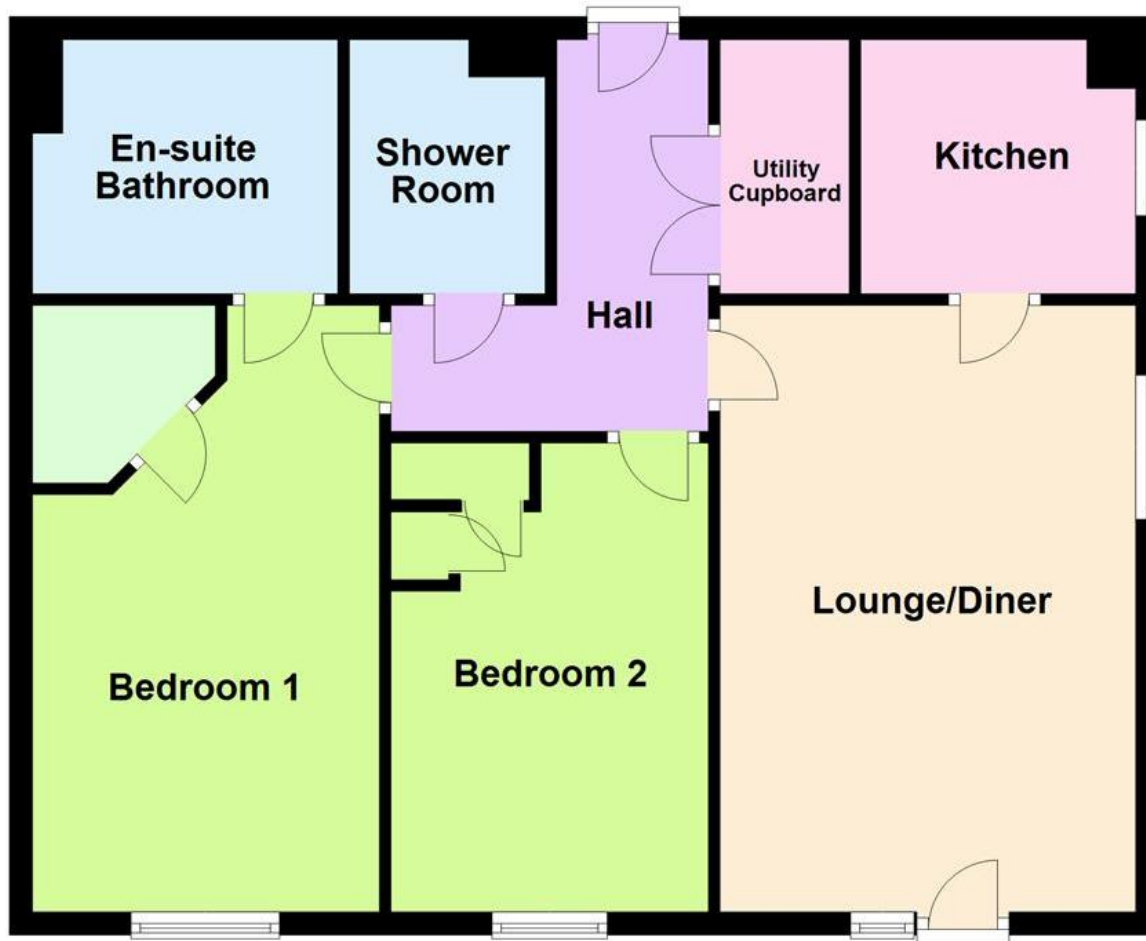
Viewer's Note:

Services connected: Electric, Water & Drainage
Council tax band: D
Tenure: Leasehold 992 years remaining, lease from 01.01.2017
Ground Rent: £494
Service Charge: £4140
Restrictions: Pets

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	85	85
(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

