



Leighswood Road, Aldridge
Walsall, WS9 8AB

Offers Over £125,000

Aldridge

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Set in a popular retirement development aimed at those aged 60 and over and situated just a short distance from the extensive shopping facilities available in Aldridge Village Centre, this superb second floor apartment enjoys an enviable location within the complex enjoying pleasant views to the front and has been tastefully redecorated and modernised by the current owner, with an internal viewing essential to appreciate all it has to offer.

Approached via a secure communal entrance with intercom entry system and lift to all floors, the accommodation includes welcoming reception hall with cupboard off, light and airy lounge / dining room with feature fireplace, access to large storage cupboard with power / lighting and double doors into the kitchen which offers a range of fitted wall and base units along with integrated appliances including fridge, freezer, oven and hob with extractor over.

Completing the accommodation there is a generous double bedroom with Juliet balcony and fitted wardrobes and a refitted shower room with suite comprising WC, wash basin and double shower cubicle with mains shower over.

Croxall Court offers a residential house manager, spacious residents lounge, communal laundry, attractive communal gardens and off-road parking. Aldridge has regular bus links from the village centre to Walsall, Sutton Coldfield and Birmingham and the motorway can be accessed at junctions 7 and 10 of the M6.





Property Specification

Hall

Lounge / Diner

5.36m (17'7") x 3.16m (10'5") plus recess

Kitchen

2.24m (7'4") x 2.17m (7'2")

Bedroom with Juliet Balcony

4.92m (16'2") into wardrobe x 2.76m (9'1")

Shower Room

2.13m (7'0") x 1.67m (5'6")

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:

Viewer's Note:

Services connected: Electricity, water and drainage.
Council tax band: B Tenure: Leasehold
106 years remaining (125 years lease from 1st March 2005).
Ground Rent: £394 per annum Service Charge: £3600 per annum

Restrictions: Individual must be over 60. Couple: one must be over 60, the other over 55.

Floor Plan

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

Second Floor



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

