



15 Beacon Heights, Pinfold Lane,  
Aldridge , WS9 0QX

£112,000

# Walsall

£112,000



Set on the popular Beacon Heights site and available to purchase for those aged 55 and over, this two-bedroom mobile home has been tastefully refurbished by the current owner with an internal viewing essential to fully appreciate the property on offer.

Presented for sale with no onward chain, the accommodation includes light and airy open-plan lounge/kitchen, two good sized bedrooms and shower room.

Externally, there is an attractive garden area with field/lake views and access to a brick-built store.

Surrounded by open countryside and within a short distance of Barr Beacon Park, the property is within easy reach of extensive local shopping facilities in Aldridge Village Centre and has regular bus links nearby to Walsall, Sutton Coldfield and Birmingham. The motorway network can be accessed at junction 7 of the M6.





## Property Specification

Open-Plan Lounge/Kitchen -

5.80m (19') max x 5.36m  
(17'7") max

Bedroom 1 -

3.05m (10') x 2.91m (9'7")

Bedroom 2 -

2.88m (9'5") max  
x 2.74m (9') max

Shower Room -

1.99m (6'6") max x 1.58m (5'2")

### 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: 26th April 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage  
Council tax band: A  
Tenure: Leasehold  
Service Charge: £2073.12 P/A  
Restrictions: Age Over 55 - No new pets allowed.

# 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) <b>A</b>                           |         |   |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            |         |   |
| (39-54) <b>E</b>                            |         |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| <b>England, Scotland &amp; Wales</b>        |         | EU Directive 2002/91/EC  |

## Map Location

