



Flat 7, Leighswood Road, Aldridge,  
Walsall, WS9 8UT

Offers in the Region Of £100,000

# Aldridge

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Ideally situated for access to the centre of Aldridge, with its excellent range of amenities, this lower ground floor apartment is accessed via a communal entrance hallway with security intercom entry system and is located down a short flight of steps, offering neatly presented accommodation with an early viewing highly recommended.

Internal inspection reveals a welcoming entrance hallway with access to large storage cupboard, good sized living room with window to the front elevation and sliding door leading into the well-appointed kitchen which features a range of wall/base units, integrated oven and hob with extractor over, wall-mounted central heating boiler and access to built in cupboard.

Completing the accommodation, bedroom one is a generous double bedroom with fitted wardrobes and there is a further bedroom and the bathroom with suite comprising WC, wash basin and bath with electric shower over.

Externally, there are neatly maintained grounds and a communal parking area.





## Property Specification

### Hall

Lounge - 4.52m (14'10") x 3.15m (10'4") max

Kitchen - 2.60m (8'6") x 1.37m (4'6")

Bedroom 1 - 4.52m (14'10") x 2.98m (9'9")

Bedroom 2 - 3.56m (11'8") x 2.18m (7'2")

Bathroom - 1.93m (6'4") x 1.82m (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: 21st May 2024

### Viewer's Note:

Services connected: Gas, Electric, Water & Drainage  
Council tax band: B  
Tenure: Leasehold 99 years from 25-12-1981. 56 years remaining  
Ground Rent: £45 (£22.50 paid every 6 months)  
Service Charge: £1017 (£254.30 paid every 3 months)  
Restrictions: No 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) <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

