



36 Croxall Court, Leighswood Road,
Aldridge, Walsall, WS9 8AB

Offers in the Region Of £110,000

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 offers neatly presented accommodation, 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 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.

Completing the accommodation there is a generous double bedroom with large, fitted wardrobe space along with a further generous fitted wardrobe/storage space and 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.

Under the terms of the Estate Agency Act 1979, Paul Carr Estate Agents disclose a personal interest in this property





Property Specification

Hall -	4.04m (13'3") x 1.18m (3'10")
Lounge/Diner -	5.36m (17'7") max x 4.52m (14'10") max
Kitchen -	2.74m (9') x 1.76m (5'9")
Bedroom -	4.08m (13'5") x 4.04m (13'3") max into wardrobe
Shower Room -	2.67m (8'9") x 2.01m (6'7")

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: 17th January 2025

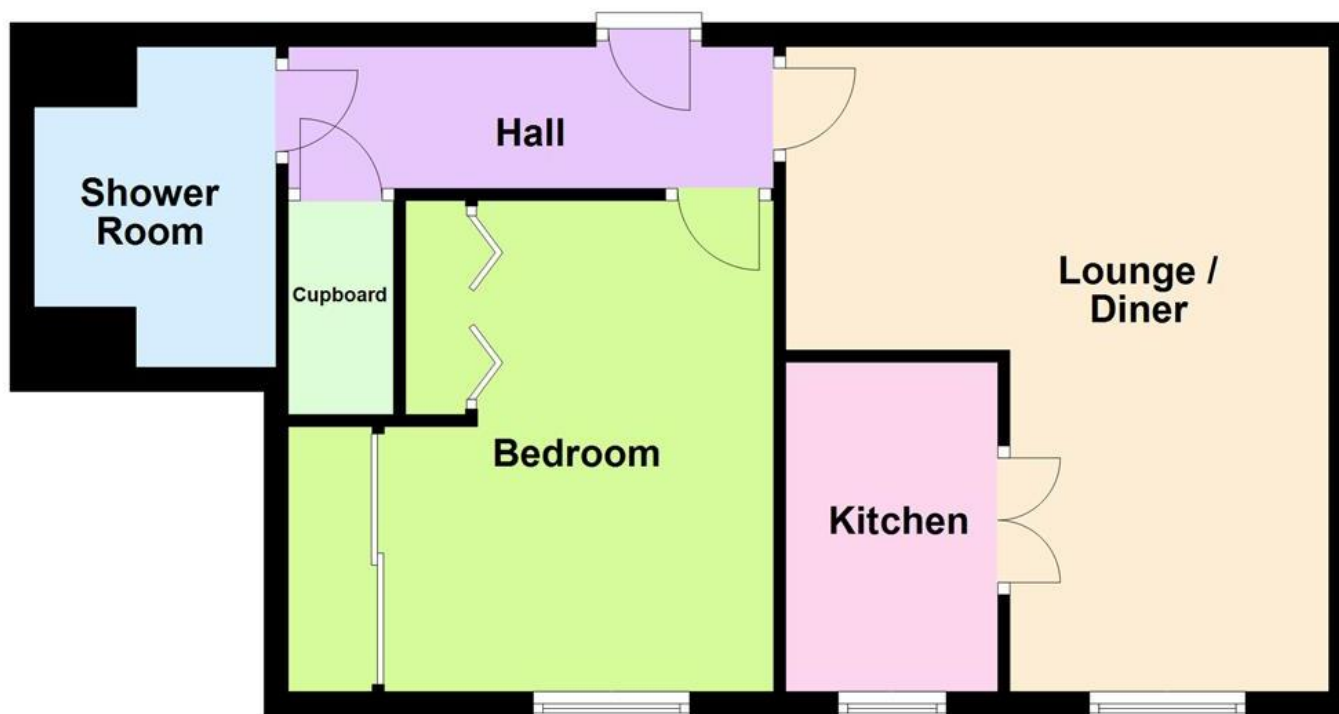
Viewer's Note:

Services connected: Water, Electric & Drainage
Council tax band: B
Tenure: Leasehold - 105 years remaining.
Ground Rent: £395
Service Charge: £3761
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+)	A		
(81-91)	B	82	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

