



54 Homebell House, Northgate,  
Aldridge, Walsall, WS9 8QB

**£85,000**



# Aldridge

£85,000



Ideally situated for access to the centre of Aldridge with its excellent amenities and offered for sale with no onward chain, this second-floor retirement apartment offers well presented accommodation comprising, in brief, lounge/diner, kitchen, double bedroom and shower room.

The complex has an on-site house manager, laundry and refurbished residents' lounge.

Externally there are neatly maintained communal grounds and parking.

Age restrictions apply - call for details.







## Property Specification

Hall - 2.66m (8'9") x 0.93m (3'1")

Lounge - 4.69m (15'5") x 3.24m (10'7")

Kitchen - 2.24m (7'4") x 1.64m (5'4")

Bedroom - 3.71m (12'2") x 2.65m (8'8")

Shower Room



### 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 March 2025

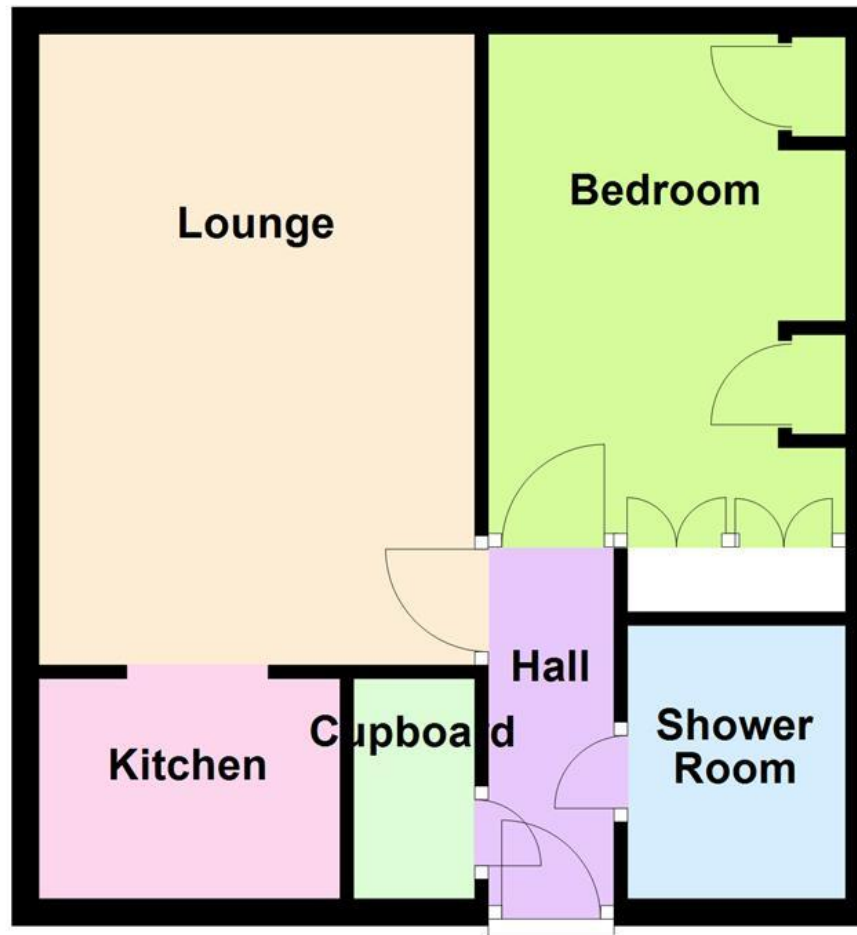
### Viewer's Note:

Services connected: Electricity, Water & Drainage  
 Council tax band: B  
 Tenure: Leasehold 88 years remaining  
 Ground Rent: £447 - TBC  
 Service Charge: £2367 - TBC  
 Restrictions: Age Over 55

# 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	82
England & Wales	EU Directive 2002/91/EC	

## Map Location

