



Flat 14 Alder House, Leighswood Road,
Aldridge, Walsall, WS9 8AS

£235,000

Aldridge

£235,000



Set within easy reach of the centre of Aldridge with its excellent range of amenities, this superb first floor retirement apartment is located on the first floor and is available to purchase for those aged 60 years and above, with internal viewing essential to fully appreciate all it has to offer.

Accessed via a communal hallway with lift/stairs to all floors and security intercom entry system, the apartment comprises a welcoming entrance hallway with access to large utility cupboard with plumbing for a washing machine, light and airy lounge with Juliet balcony and having a doorway leading into the well-appointed kitchen which features a range of fitted units, integrated fridge/freezer, dishwasher, oven and hob.

Completing the accommodation, bedroom one is a generous double bedroom with a large built-in wardrobe and ensuite bathroom with WC, wash basin and bath with mains shower over and there is a further double bedroom and additional shower room with suite comprising WC, wash basin and shower cubicle with mains shower.

The complex features an on-site house manager, 24-hour emergency call system, residents' lounge, guest suite and neatly landscaped communal gardens, with this apartment benefiting from an allocated parking space with additional visitor parking available.





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: 7th April 2025

Property Specification

Hall

Lounge - 5.26m (17'3") x 3.62m (11'11")

Kitchen - 2.40m (7'11") x 2.20m (7'3")

Cupboard/Utility Area -
 2.20m (7'3") x 1.12m (3'8")

Bedroom 1 -
 5.26m (17'3") max
 x 3.02m (9'11") max

En-suite Bathroom - 2.64m (8'8") x 2.20m (7'3")

Bedroom 2 - 4.06m (13'4") x 2.74m (9')

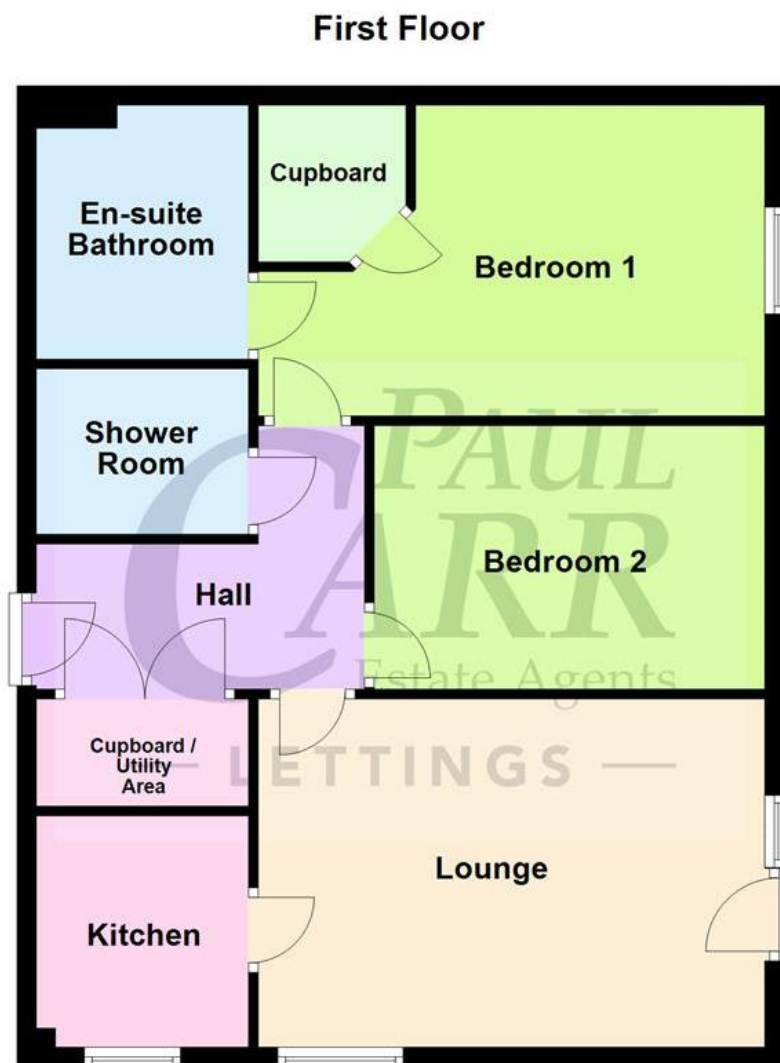
Shower Room - 2.20m (7'3") x 1.72m (5'8")

Viewer's Note:

Services connected: Water, Electric & Drainage
 Council tax band: D
 Tenure: Leasehold - 991 years remaining
 Ground Rent: £495 p/a
 Service Charge: £4348.56 p/a
 Restrictions: Age Over 60 - No Pets

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	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

