



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

Offers in the Region Of £79,950

Aldridge

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Set in a popular retirement complex, ideally situated for access to the centre of Aldridge with its excellent amenities and offered for sale with no onward chain, this well presented first floor retirement apartment provides light and spacious accommodation with an early viewing highly advised.

Accessed via a communal entrance hallway with security intercom entry system and lifts to all floors, internal inspection reveals the entrance hall with generous storage cupboard, bright and spacious living room with large window and access to the kitchen, which features a range of fitted units and an electric cooker point.

Completing the accommodation, there is a generous double bedroom with a fitted wardrobe and the superb shower room with WC, wash basin and corner shower cubicle.

Communal facilities for the residents include the residents lounge, laundry room, neatly tended gardens and car parking area.





Property Specification

Hall

Lounge - 4.70m (15'5") plus bay
x 3.23m (10'7")

Kitchen - 2.24m (7'4") x 1.66m (5'5")

Bedroom - 3.72m (12'2") to wardrobe
front x 2.65m (8'8")

Shower Room - 2.04m (6'8") x 1.65m (5'5")

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: 9th September 2025

Viewer's Note:

Services connected: Water, Electric & Drainage
Council tax band: B
Tenure: Leasehold - 87 years remaining
Ground Rent: £446.70
Service Charge: £2550.26
Restrictions: Age Over 55 - Retirement

Floor Plan

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

First 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			
		82	84
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

