



51 Homebell House, Aldridge,  
Walsall, WS9 8QB

Offers in the Region Of £90,000

# Aldridge

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Set within easy reach of the centre of Aldridge this superb second floor retirement apartment enjoys an enviable location in the complex and offers well-presented accommodation with internal inspection essential to fully appreciate all it has to offer.

Accessed via a communal hallway with security intercom system and lift/stairs to all floors, internal inspection reveals an inviting hallway with an abundance of built in storage space.

The light and airy dual aspect lounge/dining room has an archway giving access to the well-appointed kitchen which features a range of wall/base units, electric cooker point and window to the side elevation.

Completing the accommodation there are two good sized bedrooms - both of which have fitted storage - and a modern shower room with suite comprising WC, wash basin and shower cubicle with electric shower over.

The complex has an on-site house manager, laundry and refurbished residents' lounge and externally there are neatly maintained communal grounds and parking. Age restrictions apply - call for details.





## Property Specification

Hall

Lounge - 4.30m (14'1") x 3.48m (11'5")

Kitchen - 2.25m (7'5") x 2.06m (6'9")

Bedroom 1 - 4.30m (14'1") incl wardrobe  
x 2.74m (9')

Bedroom 2 - 4.32m (14'2") incl wardrobe  
x 2.44m (8')

Shower Room - 2.04m (6'8") x 1.70m (5'7")

### 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: 21st June 2025

### Viewer's Note:

Services connected: Water, Electric & Drainage  
Council tax band: C  
Tenure: Leasehold 87 years remaining  
Ground Rent: £560 p/a  
Service Charge: £4732 p/a  
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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	76
(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			
England, Scotland & Wales		EU Directive 2002/91/EC 	

## Map Location

