



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

**£99,000**

# Aldridge

£99,000



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 Centre, this second floor apartment is presented for sale with no onward chain and should be viewed 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 reception hall with large storage cupboard off, light and airy lounge / dining room with feature fireplace and double doors into the kitchen which offers a comprehensive range of fitted wall and base units along with an integrated oven and hob with extractor over.

Completing the accommodation there is a generous bedroom with fitted wardrobes and a shower room with suite comprising WC, wash basin and shower cubicle with mains shower over.

Croxall Court offers a 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, 9 and 10 of the M6.



## Property Specification

### Hall

Lounge / Diner 5.38m (17'8") x 3.42m (11'3") max

Kitchen 2.74m (9') x 1.80m (5'11")

Bedroom 7.58m (24'10") max into wardrobe x 2.67m (8'9") max

Shower Room 2.10m (6'11") x 1.73m (5'8")



### 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.

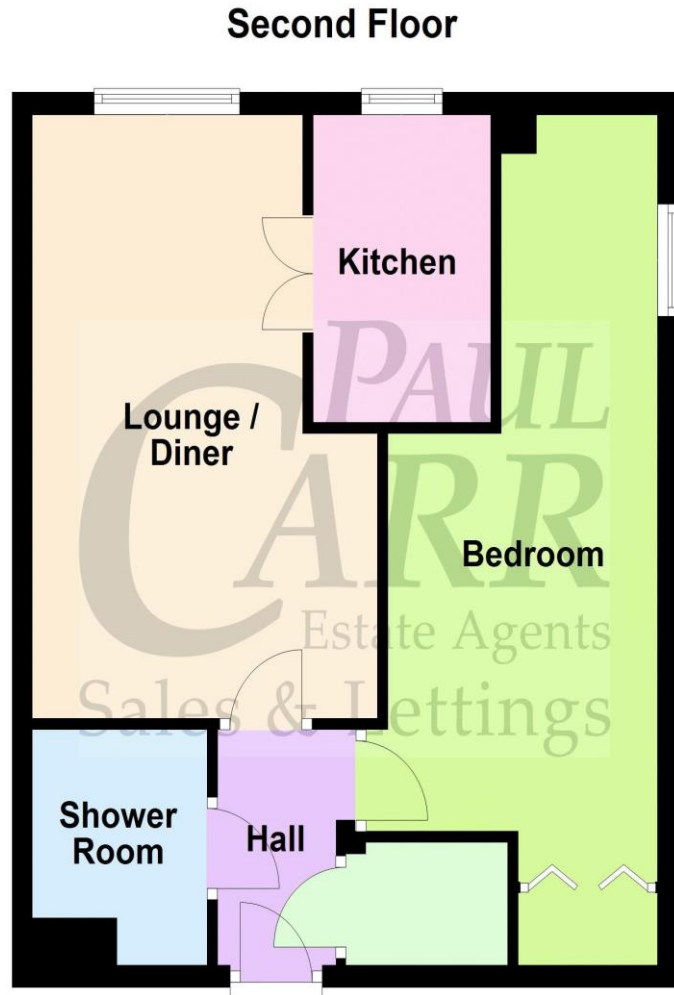
Came on the market:

### Viewer's Note:

Services connected:	Electricity, water and drainage.
Council tax band:	B
Tenure:	Leasehold 105 years remain, 125 years from 08.02.06.
Ground Rent:	£395 p.a.      Service Charge: TBC
Restrictions:	Over 60s.
Other Charges:	TBC

# Floor Plan

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



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Plan produced using PlanUp.

# Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>81</b>	<b>82</b>
(69-80)	<b>C</b>		
(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

