



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Coleman Lodge, Little Aston Road - Beautifully Presented Flat

£265,000

2 1 1



Situated within the popular Coleman Lodge development in Aldridge, this well-maintained retirement apartment offers comfortable, low-maintenance living in a central location close to local amenities, shops, and excellent transport links.

Coleman Lodge is located in the charming and well-connected community of Aldridge. Residents enjoy easy access to a range of local amenities including independent shops, cafés, a community library, and daily essentials along Aldridge High Street. Nearby schooling options include primary and secondary schools such as Aldridge Central Primary and Aldridge Academy. There are outdoor areas spaces such as Aldridge Park which offers pleasant walks and recreation, while local bus services and road links provide swift access to Walsall town centre and beyond. Ideal for those seeking convenience, comfort, and a friendly village atmosphere.

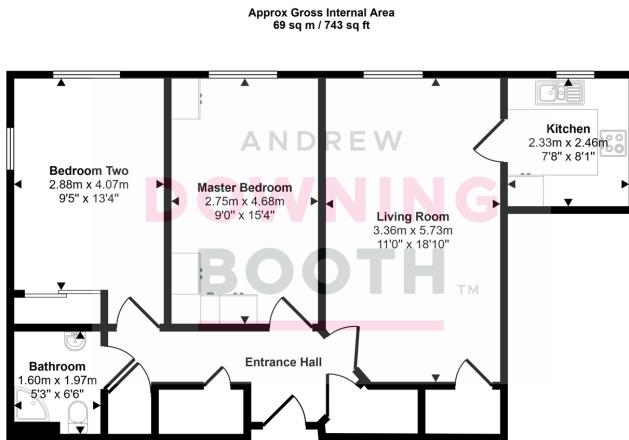
The accommodation is on the third floor, arranged across one level and comprises a welcoming entrance hall, a spacious living area and kitchen, guest WC, a generous master bedroom, a second well-proportioned bedroom, and a modern family bathroom. Residents also benefit from access to communal areas on the ground floor, offering comfortable shared spaces to relax and socialise.

This well-presented home is ideal for those seeking comfortable, low-maintenance living in a welcoming community. Contact us today to arrange your viewing.

Tenure

We understand the property to be leasehold, with a term commencing in 2018 for a period of 999 years. We understand there to be a service charge payable (including the careline system, buildings insurance, water and sewerage rates, air source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance and a lodge manager, with the most recent figures advised to be £5200. We also understand there to be a ground rent payable, advised to be £187 per month. This information is provided in good faith only and should ultimately be verified by any prospective buyer's solicitor.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



- Two Bedroom Retirement Apartment
- Residents' Private Car Park
- Beautiful, Contemporary Presentation Throughout
- Guest Suite For Friends & Family
- EPC Rating: B
- Nestled Within The Heart Of Aldridge's Historic Town Centre
- Frequent Social Events & Residents' Lounge & Kitchen
- 24 Hour Careline Available
- Beautifully Presented Throughout
- Council Tax Band: D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC