



Flat 4 Alder House, Leighswood Road,
Aldridge, Walsall, WS9 8AS

Offers in the Region Of £175,000

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Interior

Entering through the hallway, you'll find a ceiling light point and doors leading off to various rooms, including a convenient storage cupboard housing the water tank, plumbing for a washer/dryer, wall light point, and shelving.

The spacious lounge features an electric fireplace, two ceiling light points, and a double-glazed door providing access to the communal garden. A door from the lounge leads into the kitchen, which is fitted with a stainless steel sink with drainer and mixer tap, a range of wall and base cupboards, integrated four-ring electric hob, oven, fridge, and freezer.

The kitchen also benefits from a ceiling light point, extractor fan, and a rear-facing double-glazed window.

The bedroom overlooks the rear and includes a ceiling light point and a walk-in style wardrobe, which also has its own ceiling light.

The shower room is equipped with a walk-in shower cubicle with a gas shower over, vanity wash hand basin, low flush WC, heated chrome towel rail, ceiling light point, and extractor fan.

Exterior

The property enjoys access to a well-maintained communal garden space, which features a variety of seating areas, slabbed and block-paved walkways, and established shrubbery.





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: 29th September 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Property Specification

Entrance Hallway

Storage Cupboard - 6' 7" x 5' 1"
(2.01m x 1.55m)

Lounge - 19' 1" x 11' 2"
(5.81m x 3.40m)

Kitchen - 7' 8" x 5' 8"
(2.34m x 1.73m)

Bedroom - 9' 5" x 14' 0"
(2.87m x 4.26m)

Shower Room - 6' 6" x 7' 1"
(1.98m x 2.16m)

Viewer's Note:

Services connected: Electric, water & drainage

Council tax band: C

Tenure: Leasehold - 990 years remaining

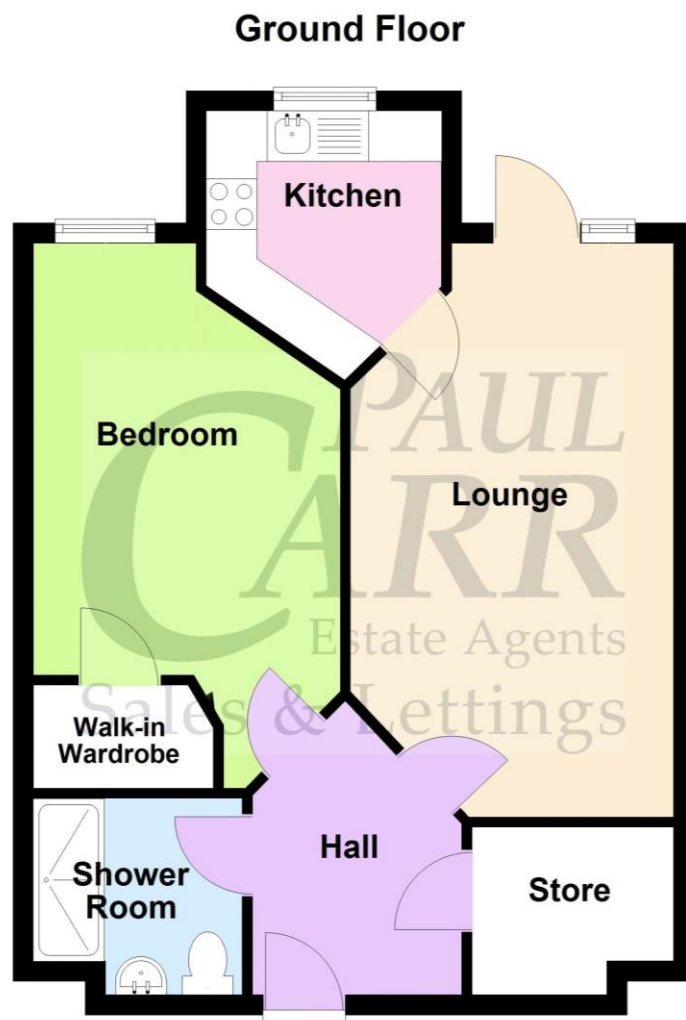
Ground Rent: TBC

Service Charge: £3050.28 p/a

Restrictions: Over 55's

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

