PAUL CARR Estate Agents Sales & Lettings

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

Offers in the Region Of £70,000

Aldridge

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Ideally situated for access to the centre of Aldridge with its excellent amenities and offered for sale with no onward chain, this second-floor retirement apartment offers well presented accommodation comprising, in brief, lounge/diner, kitchen, double bedroom and shower room.

The complex has an on-site house manager, laundry and refurbished residents' lounge.

Externally there are neatly maintained communal grounds and parking.

Age restrictions apply - call for details.













Property Specification

Hall -	2.66m (8'9") x 0.93m (3'1")
Lounge -	4.69m (15'5") x 3.24m (10'7")
Kitchen -	2.24m (7'4") x 1.64m (5'4")
Bedroom -	3.71m (12'2") x 2.65m (8'8")
Shower Room	

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.

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 £47.50 + VAT (£57 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.

Viewer's Note:

Services connected: Electricity, Water & Drainage

Council tax band: B

Tenure: Leasehold 88 years remaining

Ground Rent: £447 - TBC

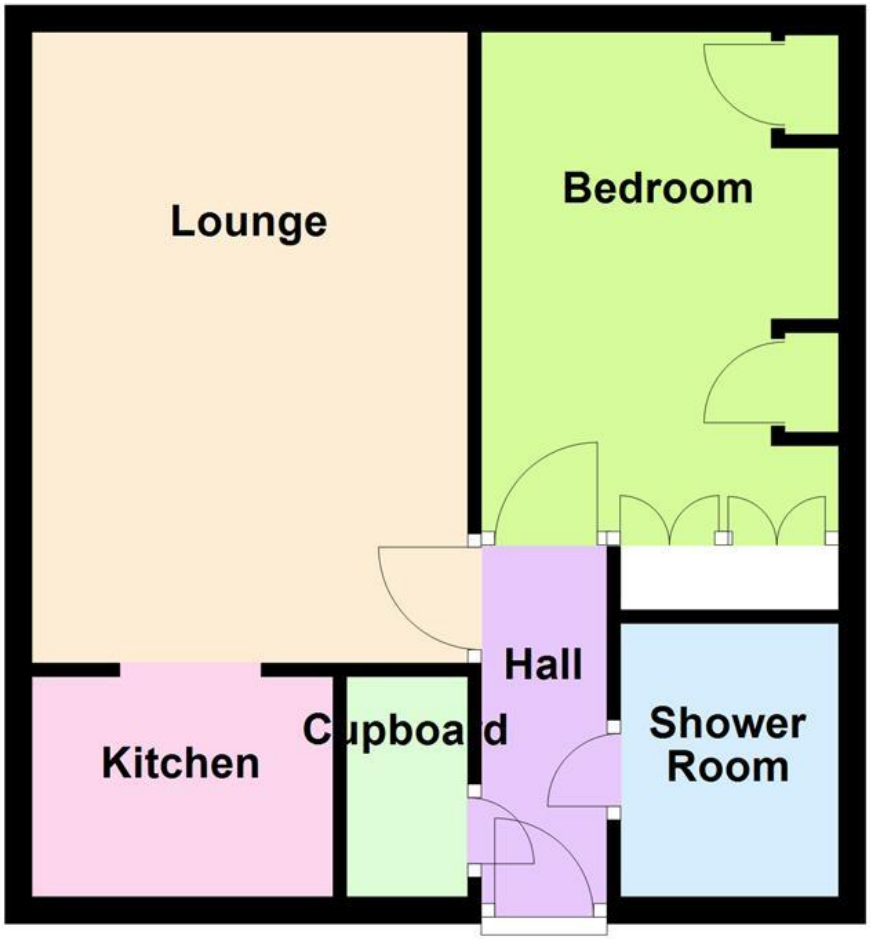
Service Charge: £2367 - TBC

Restrictions: Age Over 55

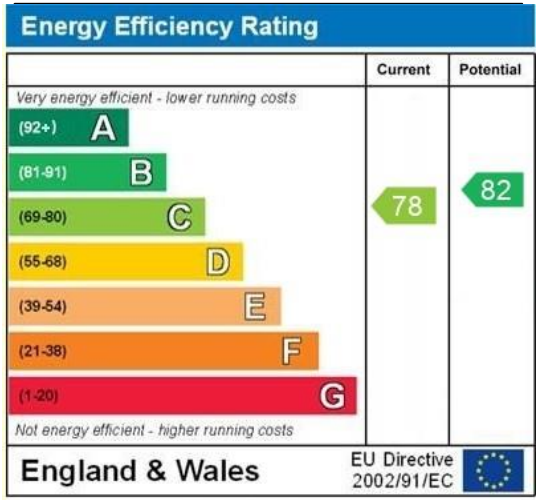
Floor Plan

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

Ground Floor



Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk

OnTheMarket.com

rightmove.co.uk
The UK's number one property website

The Property Ombudsman