



12 Twyford Close, Aldridge,
Walsall, WS9 0SN

£140,000

Aldridge

£140,000



Paul Carr Estate Agents are delighted to present to market this one-bedroom first floor retirement maisonette, set in a popular cul-de-sac location within easy reach of Aldridge centre, suitable for buyers aged 55 and above.

Set within neatly tended grounds, the property offers low-maintenance accommodation with convenient access to local amenities and is offered for sale with no onward chain.

The interior includes a generous lounge / dining room with an open-plan layout to the kitchen, creating a practical main living space. The kitchen is fitted with a range of units, integrated oven and hob, wine rack and a cupboard housing the hot water tank. The double bedroom benefits from fitted wardrobes and built-in storage and is complemented by the shower room which incorporates a WC, wash basin and double shower cubicle with electric shower.

Aldridge centre is within easy reach and provides supermarkets, independent shops, cafés and essential services. Local bus routes from Aldridge offer connections to Walsall, Birmingham and neighbouring areas, making it a convenient base for day-to-day travel. For rail services, nearby Walsall station provides routes into Birmingham New Street in around 25-30 minutes, offering onward links across the region. The area around Aldridge features green spaces and parks, as well as accessible walks and leisure facilities. Medical services, pharmacies and community amenities are also available in and around the centre, supporting the requirements of retirement living.





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: 19th June 2026

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

Lounge/Diner -	4.38m (14'4") x 3.21m (10'6")
Kitchen -	3.75m (12'4") x 1.82m (6')
Shower Room -	2.26m (7'5") x 1.82m (6')
Bedroom -	4.15m (13'7") max x 2.97m (9'9") max

Viewer's Note:

Services connected: Electric, water & drainage

Council tax band: A

Tenure: Leasehold - Years remaining TBC

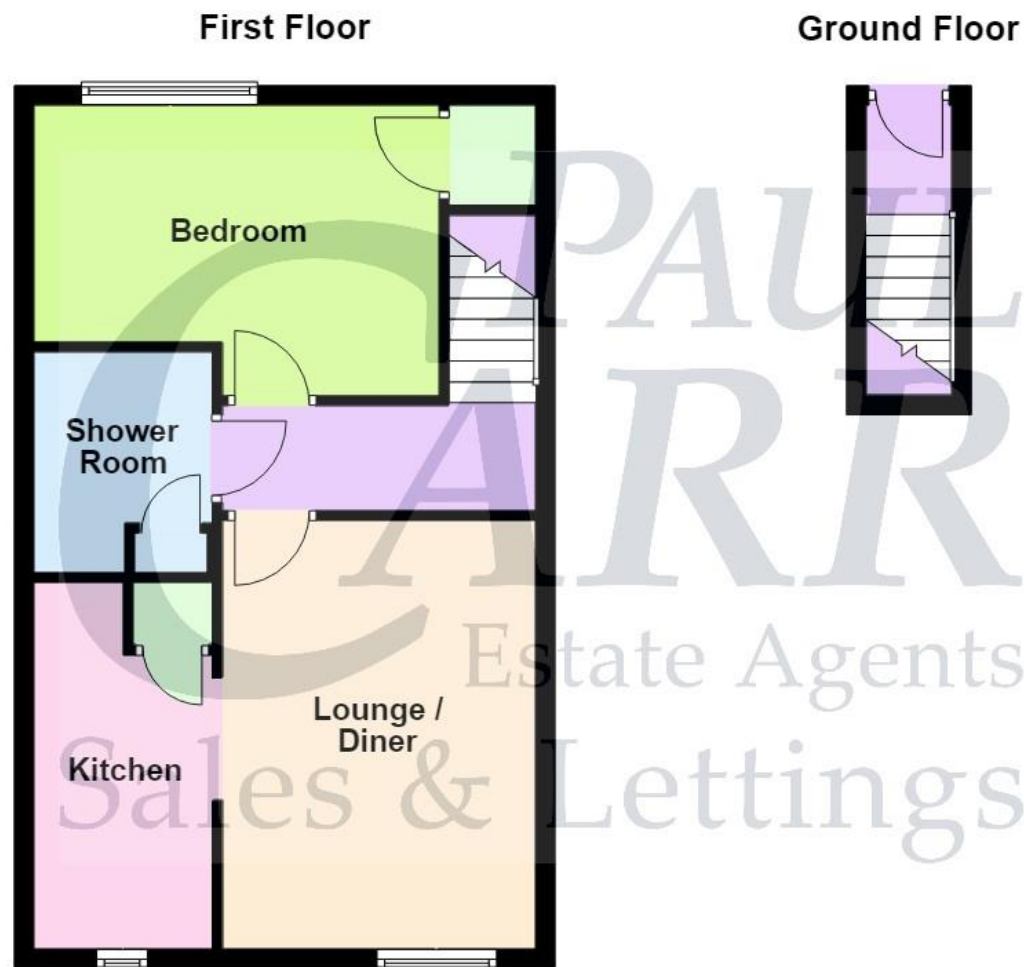
Ground Rent: TBC

Service Charge: TBC

Restrictions: Age Over 55

Floor Plan

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



Energy Efficiency Rating

NEW
INSTRUCTION
AWAITING
EPC

Map Location

