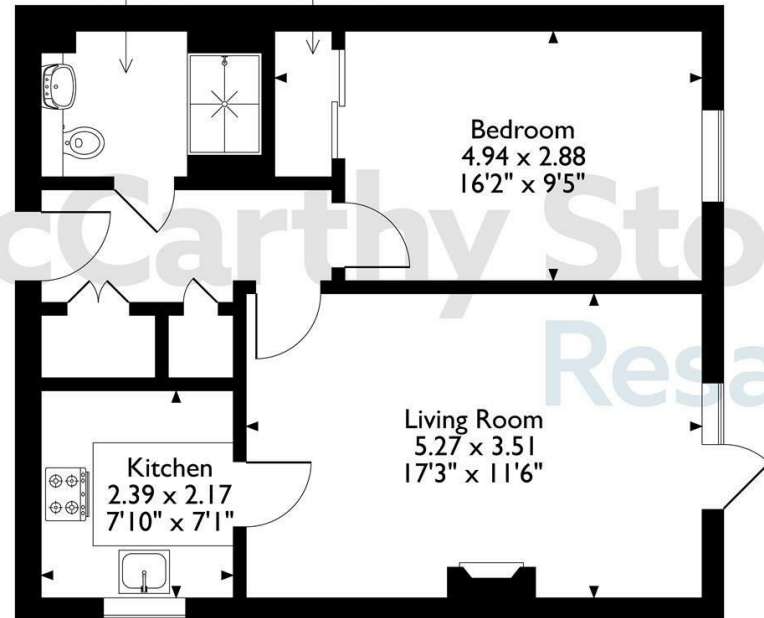


Alder House, Flat 11, 41, Leighswood Road, Walsall  
Approximate Gross Internal Area

Shower Room 50 Sq M/538 Sq Ft  
2.55 x 1.68  
8'4" x 5'6"      Wardrobe



**Ground Floor Flat**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>83</b>	<b>83</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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**11 Alder House**

Leighswood Road, Walsall, WS9 8AS



**Asking price £190,000 Leasehold**

A luxury one-bedroom retirement apartment situated on the ground floor, featuring a patio area off the lounge, within our prestigious Alder House development.

Designed for comfort and convenience, the property benefits from underfloor heating throughout and forms part of the Retirement Living range, exclusively for the over 60s, with a part-time House Manager available during office hours.

The well-presented accommodation comprises a welcoming entrance hallway, a spacious living room with ample room for dining and a modern fitted kitchen complete with integrated appliances. The generous double bedroom includes a walk-in wardrobe, complemented by a contemporary shower room.

Viewing is highly recommended to fully appreciate the quality and lifestyle this exceptional apartment has to offer.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is strictly prohibited.



# Alder House, 41 Leighswood Road, Aldridge, Walsall, WS9 8AS

## Alder House

Alder House offers easy access into the bustling heart of Aldridge 'village'. The town offers a generous selection of national stores and independent retailers, with a good selection of eateries, as well a butcher, post office, delicatessen and cafes. A major supermarket, medical centre and pharmacy are also just half a mile away. Whilst you have everything you need for day to day living on your doorstep. Alder House was built by McCarthy & Stone purpose built for retirement living. The development consists of 35 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking - permit scheme applies, check with the House Manager for availability. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Entrance Hall

Front door with spy hole leads to a very welcoming entrance hall - the Door entry system and 24-hour emergency response system is situated in the hall. Having ceiling light fittings, illuminated light switches, smoke detector and door off to a walk-in storage cupboard/airing cupboard which houses the hot water boiler and the Ventaxia airflow system along with the Washing/ Drying machine. Further doors lead to bedrooms, the living room and shower room.

## Living Room

A spacious and well-appointed living room, enhanced by a side-facing window that allows additional natural light to flow in, alongside a full-length glazed door that opens directly onto a private walk-out patio area, perfect for

indoor-outdoor living and entertaining. The room is centred around an attractive feature fireplace, complete with an inset electric fire that provides both warmth and a stylish focal point.

There is ample space for a range of lounge furnishings, with conveniently positioned TV and telephone points to support modern living. The room is finished with a ceiling light fixture and raised electrical power sockets for ease of access and a clean, contemporary look. An elegant oak-effect door with decorative glass panels leads through to the kitchen, adding a touch of character while maintaining a light and open feel between the spaces.

## Kitchen

Fully fitted kitchen with a range of white high gloss finish low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono block lever tap sits beneath double glazed window. Built-in oven with space above to accommodate microwave oven, ceramic hob with extractor hood Integrated fridge and freezer and under pelmet lighting. Tiled flooring.

## Bedroom

A well-proportioned double bedroom accessed via a door leading directly into a spacious walk-in wardrobe, thoughtfully fitted with a range of shelving units and hanging rails to provide excellent and versatile storage options. The bedroom itself offers generous floor space, easily accommodating additional freestanding furniture such as bedside tables, a chest of drawers if desired. Natural light floods the room through a full-height double window, which also features a subtle lower ledge, ideal for decorative touches or practical use.

# 1 bed | £190,000

## Shower room

A well appointed shower room, fitted with a contemporary suite comprising a spacious walk-in shower enclosure with sleek glass screening, a low-level WC, and a stylish vanity unit with an integrated wash basin offering both practicality and additional storage. Above the sink sits a modern sensored mirror, providing enhanced convenience and a touch of sophistication.

The room is further complemented by a heated towel rail, ensuring comfort and warmth, while high-quality tiled flooring adds a refined finish and durability. Designed with both style and functionality in mind.

## Ownership details

Lease term of 999 years from 2017  
Ground rent of £425 per annum  
Ground rent review: 01/01/2032

## Service Charge includes

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please please contact your Property Consultant or House Manager.

Service Charge: £3,050.28 per annum (for financial year ending 30/06/2026).

## Car parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

