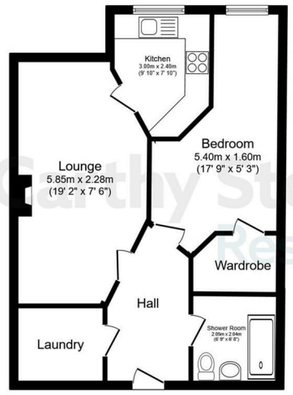
Excellent

Trustpilot

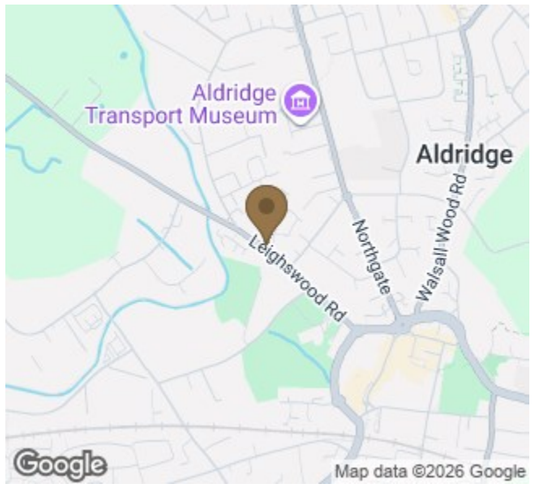
McCarthy & Stone
Resales.

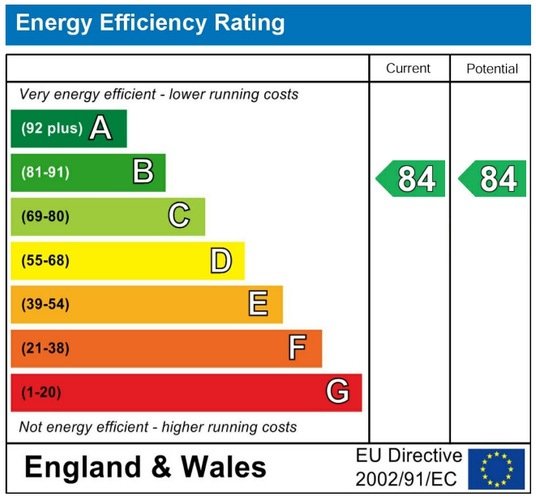


Floor Plan

Total floor area 55.0 sq.m. (592 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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. 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, wasted time or travel expenses. The details contained within this brochure 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 duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







30 Alder House

Leighswood Road, Walsall, WS9 8AS

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 30 Alder House could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers in the region of £190,000 Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- A delightful One Bedroom Apartment
- Retirement Living for Over 60's
- Spacious Lounge/Diner with Juliette Balcony
- Communal Lounge where social activities take place
- Guest Suite for visiting family & family
- Lovely Landscaped Gardens
- Lift to all floors & Mobility scooter charging room
- 24-hour emergency call system for peace-of-mind
- House manager on-site Mon-Fri
- Pet Friendly

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

30 Alder House, Walsall

1 | 1 | Offers in the region of £190,000

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 apartment features a fully fitted kitchen, spacious lounge, bedroom and separate shower room. 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.

Apartment Overview
A beautifully presented one-bedroom retirement apartment, exclusively designed for the over 60's and offering the ideal combination of comfort, independence and peace of mind. This spacious home features a welcoming living room with French door opening to a Juliette balcony, creating a bright and airy space to relax or entertain. The contemporary fitted kitchen is well equipped with integrated appliances and stylish high-gloss units, while the generous double bedroom benefits from a walk-in wardrobe providing excellent storage. A modern shower room completes the accommodation, featuring a walk-in shower, vanity storage and heated towel rail.

Additional Information & Services
- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Social Lifestyle
The Communal Lounge is at the heart of the community at Alder House and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

Moving Made Easy
Moving is a huge step, but don’t let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

Service Charge (breakdown)
- 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. To find out more about the service charges please please contact your Property Consultant or House Manager.

Annual Service Charge: £3,158.53 for the financial year ending 30/06/2027.

Lease Information
Lease: 999 years from 1st Jan 2017
Ground rent - £425 per annum
Ground rent review: 1st Jan 2032

Parking (Permit scheme - subject to availability)
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.







