



Flat 2, Alder House, Leighswood Road, Aldridge
Walsall, WS9 8AS

Offers in the Region Of £250,000

Paul Carr Estate Agents are delighted to offer this fantastic opportunity to purchase this immaculate Ground Floor Retirement Apartment. Set within easy reach of the centre of Aldridge, with its excellent amenities, this modern, retirement development offers peace of mind with features such as on-site house manager, residents' lounge, well maintained communal gardens and a guest suite. Viewing is recommended at the earliest possible opportunity.

Internally, the accommodation benefits from an entrance hallway with two ceiling light points, large storage cupboard housing the water tank and plumbing for a washing machine and dryer, and doors leading to the lounge, kitchen and bedrooms. The lounge features a ceiling light point, obscure double glazed window to the side elevation and double glazed door leading to the communal garden, with a further door leading to the kitchen. The kitchen is fitted with a stainless steel sink with drainer and mixer tap, four-ring electric hob, oven and integrated fridge/freezer along with space and plumbing for a dishwasher, there is also a ceiling light point and obscure double glazed window to the side elevation. Bedroom One benefits from a double glazed window to the rear, ceiling light point and built-in walk-in wardrobe with clothes storage space and its own ceiling light point, with a door leading to the en-suite bathroom comprising a low-flush WC, vanity wash hand basin, bath with shower over, heated chrome towel rail and ceiling light point. Bedroom Two features a ceiling light point and double glazed window to the rear elevation. The shower room comprises a corner shower cubicle with shower over, wash hand basin, low-flush WC, heated chrome towel rail, extractor fan and ceiling light point.

Externally, the property benefits from communal parking and beautifully maintained communal grounds, with attractive landscaped gardens providing a pleasant setting. The apartment enjoys direct access from the lounge onto the communal garden, creating a seamless connection between the living space and the outdoor surroundings. The garden design affords a unique and high degree of privacy.

Tenure: We can confirm the property is Leasehold. 989 Years remaining. Annual Service Charge: £4575.48. Annual Ground Rent: £247.50

Council Tax Band: We can confirm the Council Tax Band is C payable to Walsall Council.

Services Connected: Electric, Water & Drainage.

Viewings: Strictly via appointment through our Aldridge Residential Sales Department on 01922 454 014

or via Aldridge@paulcarrestateagents.co.uk



Hallway

Lounge/Diner

11' 8" x 17' 2" (3.55m x 5.23m)

Kitchen

7' 2" x 7' 8" (2.18m x 2.34m)

Bedroom One

17' 2" x 9' 8" (5.23m x 2.94m)

Ensuite

8' 6" x 7' 2" (2.59m x 2.18m)

Bedroom Two

13' 3" x 9' 0" (4.04m x 2.74m)

Shower Room

5' 6" x 7' 2" (1.68m x 2.18m)

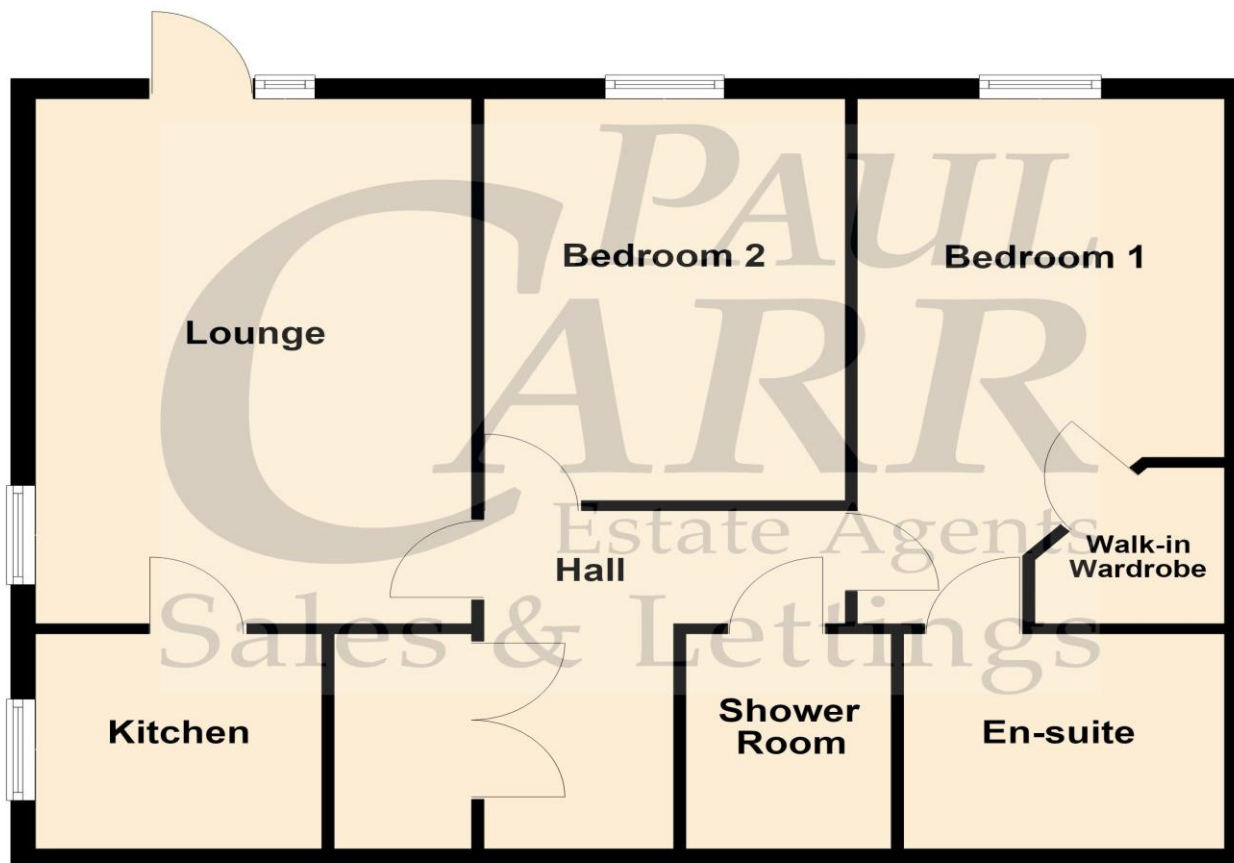




Floor Plan

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

Ground Floor

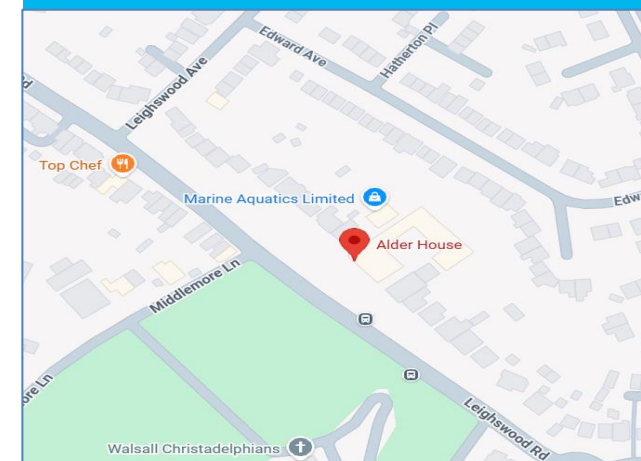


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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: 22.10.2026

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 £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.