Excellent

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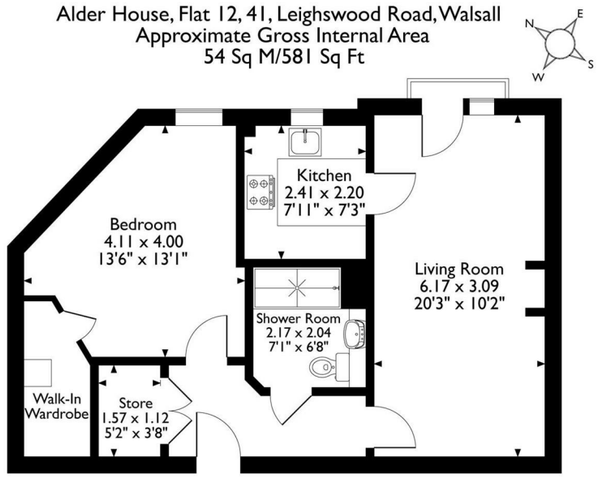

The position & size of doors, windows, appliances and other features are approximate only.
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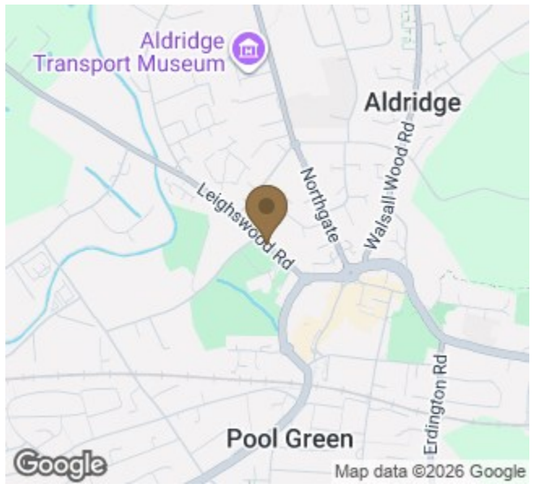

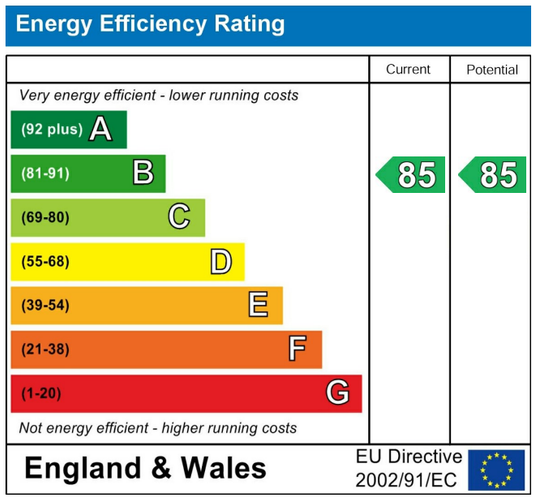

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







12 Alder House

41 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 12 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:

- Homeowners' lounge
- Guest suite
- Landscaped gardens
- Lift to all floors
- Mobility scooter charging point
- 24-hour emergency call system
- Fire detection equipment
- Intruder alarm & smoke detector
- Video door entry systems
- To view please telephone 0345 5564104

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

12 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 60's. 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 apartments feature a fully fitted kitchen, spacious lounge, bedroom and separate shower room and have under floor heating throughout. 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.

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.

Entrance Hall

Front door with spy hole leads to a welcoming entrance hall - the door entry system and the 24-hour emergency response system are situated in the hall along with mains wired smoke alarm. From the hallway there are doors off to a storage cupboard which house the hot water tank and the plumbed in Washing /Dryer. Further doors lead to the bedroom, living room and shower room.

Living Room

A generous living room having ample space for dining and benefits from an attractive feature fireplace with inset electric fire creating a great focal point for the room. French door to Juliet balcony with very pleasant outlook. TV and telephone points. Ceiling lights. Fitted carpets, raised electric power sockets. Oak effect feature door with glazed panels leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. White gloss floor and wall units with under pelmet lighting. Stainless steel sink with mono block lever tap and window over. Built-in oven, ceramic hob with extractor hood. Integrated fridge/freezer.

Bedroom

Double bedroom with walk in wardrobe having shelving and rails providing good storage. Ceiling light, Large feature double glazed window.

Shower Room

Luxury shower room with fitted suite comprising of a walk in shower unit low level WC, vanity unit with sink and mirror cabinet above. Heated towel rail.

Service Charge details

• 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: £3,158.53 per annum (for financial year ending 30/06/2027).

Lease Information

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

Car Parking (Permit Scheme) subject to availabilit

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.

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