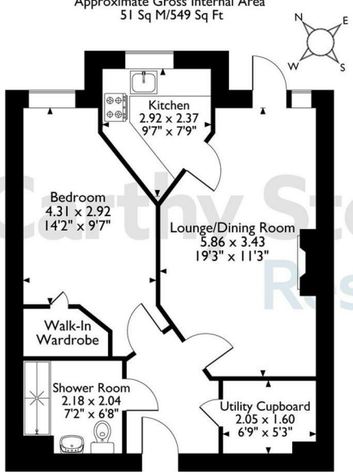
Excellent

Trustpilot

McCarthy & Stone
Resales.

3 Alder House, Leighswood Road, Walsall, West Midlands
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



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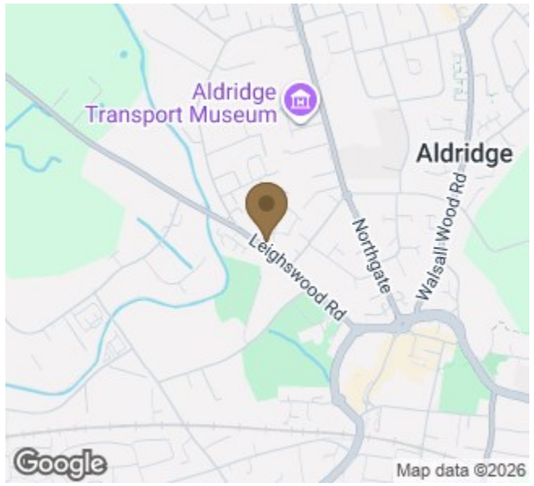

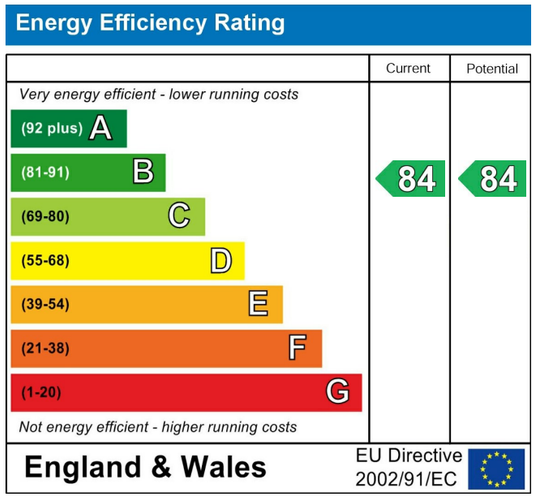

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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

3 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 3 Alder House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £190,000
Leasehold

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

Why you'll love living here:

- 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

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

3 Alder House, Walsall

1 | 1 | Asking price £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.

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 Hallway
The front door, fitted with a spyhole, opens into the entrance hall. Off the hallway is a walk-in storage cupboard with an airing cupboard. The hall is equipped with illuminated light switches, a smoke detector, an apartment security entry system with intercom, and an emergency pull cord. Doors from the hallway provide access to the bedroom, living room, and shower room.

Living Room
The spacious and welcoming lounge provides a comfortable living and entertaining space, enhanced by French doors that open directly onto the patio area, allowing plenty of natural light to fill the room while offering easy access to the outdoor seating area. A feature fireplace with an inset electric fire creates an attractive focal point and adds warmth and character to the room. The lounge is fitted with TV and telephone points, two ceiling light fittings, raised electric power sockets for added convenience, and fitted carpets, creating a comfortable and practical living environment. Partially glazed double doors lead through to the separate kitchen, providing an open yet defined connection between the two rooms.

Kitchen
The well-appointed kitchen is fully fitted and finished with a practical tiled floor. It features a contemporary range of high-gloss white wall and base units, complemented by under-pelmet lighting that provides both task illumination and a modern finish. A stainless steel sink with a contemporary monobloc lever mixer tap is positioned beneath the window, offering pleasant natural light while preparing meals. Integrated appliances include a built-in electric oven, ceramic hob with extractor hood above, and a fridge/freezer, creating a functional and stylish space with ample storage and worktop areas for everyday cooking.

Bedroom
The generously proportioned double bedroom offers a bright and comfortable retreat, featuring a double-glazed window that provides plenty of natural light. A door leads to a spacious walk-in wardrobe, fitted with shelving and hanging rails to provide excellent storage and organisation. The room is finished with a ceiling light fitting, creating a welcoming and practical space with ample room for additional bedroom furniture.

Shower Room
The contemporary shower room is beautifully appointed with a modern white suite, comprising a spacious walk-in shower with glazed screen, a low-level WC, and a stylish vanity unit incorporating a wash hand basin with useful storage below. A mirrored cabinet above the basin provides additional storage for toiletries while enhancing the sense of space. The room is completed by a heated towel rail, offering both comfort and practicality, and is finished to a high standard to create a luxurious and easy-to-maintain bathroom.

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.

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