



8 Croxall Court, Leighswood Road, Aldridge
Walsall, WS9 8AB

Offers in the Region Of £145,000

Aldridge

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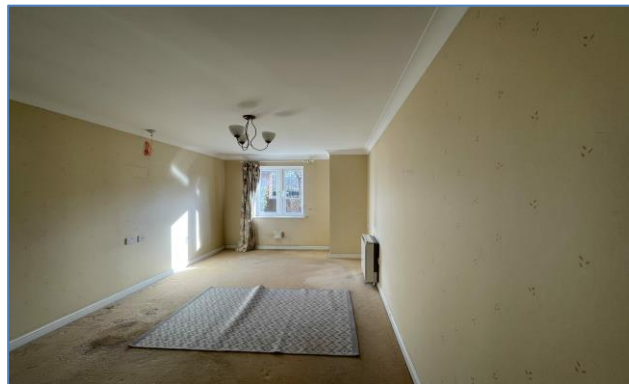


Set in a popular retirement development aimed at those aged 60 and over and situated just a short walk from the extensive shopping facilities available in Aldridge Village Centre, this ground floor apartment should be viewed to appreciate the well-proportioned accommodation and is offered for sale with no onward chain.

Approached via a secure communal entrance with intercom entry system and lift to all floors, the accommodation includes reception hall with large storage cupboard off, light and airy lounge / dining room with feature fireplace and double doors into the kitchen which offers a comprehensive range of fitted wall and base units along with integrated appliances including fridge, oven & hob with extractor over. Completing the accommodation there are two good size bedrooms with fitted wardrobes and a shower room with suite comprising WC, wash basin and double shower cubicle with mains shower over.

Croxall Court offers a residential house manager, spacious residents lounge, communal laundry, attractive communal gardens and off road parking.

Aldridge has regular bus links from the village centre to Walsall, Sutton Coldfield and Birmingham and the motorway can be accessed at junctions 7 and 10 of the M6.





Property Specification

GROUND FLOOR
TWO BEDROOMS
NO UPWARD CHAIN
LOUNGE
KITCHEN

Hallway

Lounge

19' 2" max x 10' 8" max (5.84m max x 3.25m max)

Kitchen

7' 7" x 7' 7" (2.31m x 2.31m)

Bedroom One

17' 1" max x 9' 2" max (5.20m max x 2.79m max)

Bedroom Two

15' 7" max x 9' 3" max (4.75m max x 2.82m max)

Shower Room

6' 10" x 5' 6" (2.08m x 1.68m)



Agent's Note:

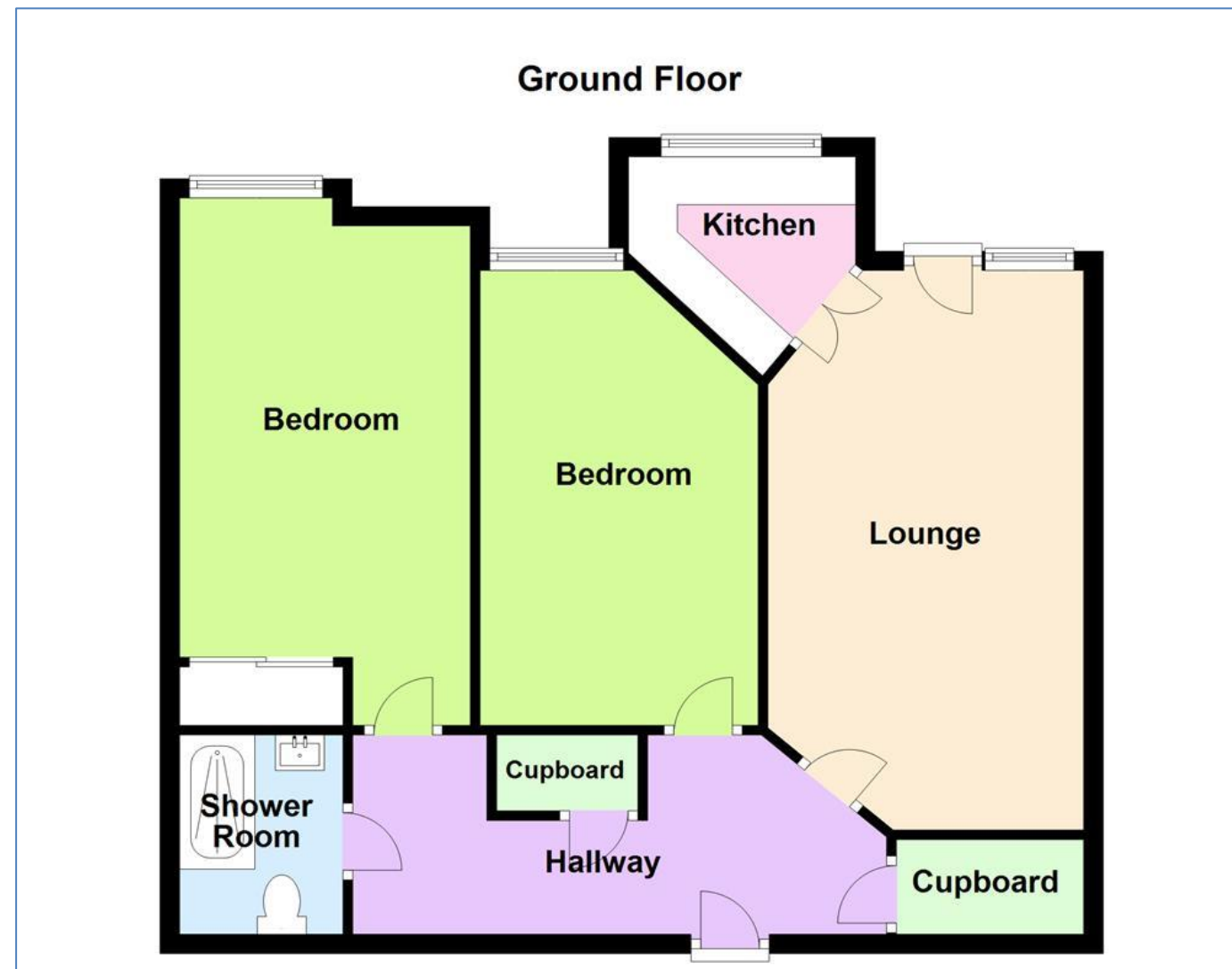
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:

Viewer's Note:

Services connected: Electric, Drainage and Water
Council tax band: C
Tenure: Leasehold 87 years remaining.
Service Charge: £5651 per annum including ground rent
Restrictions: Age Over 60

Floor Plan

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



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 78 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

