



Leighswood Road, Aldridge
Walsall, WS9 8UT

Offers in the Region Of £125,000

Aldridge

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Set within easy reach of the centre of Aldridge with its wide range of amenities and offered for sale with no onward chain, this first floor apartment is accessed via a communal entrance hallway with security intercom entry system and provides neatly presented accommodation with an internal viewing being highly recommended.

Internal inspection reveals a welcoming entrance hallway with large built in storage cupboard with power / lighting supplied, good sized lounge with window to the front elevation and door leading into the well-appointed kitchen which features a range of wall / base units, integrated oven / hob, plumbing for a washing machine and access to built in storage cupboard. Completing the accommodation there are two good sized bedrooms and the superb shower room with fitted cupboard and suite comprising WC, wash basin and corner shower cubicle with mains shower over.

Externally there are neatly maintained communal grounds with communal parking available.





Property Specification

NEATLY PRESENTED FIRST FLOOR APARTMENT
EASY ACCESS TO THE CENTRE OF ALDRIGE
EXTENDED LEASE (EXPIRES IN 2170)
LIVING ROOM WITH KITCHEN OFF
TWO EXCELLENT BEDROOMS

Hall

Lounge 4.44m (14'7") x 3.16m (10'4") max

Kitchen 2.59m (8'6") x 2.04m (6'8")

Bedroom 1 4.44m (14'7") x 2.96m (9'9")

Bedroom 2 3.55m (11'8") x 2.19m (7'2")

Shower Room 1.88m (6'2") x 1.80m (5'11")

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: 29th July 2023

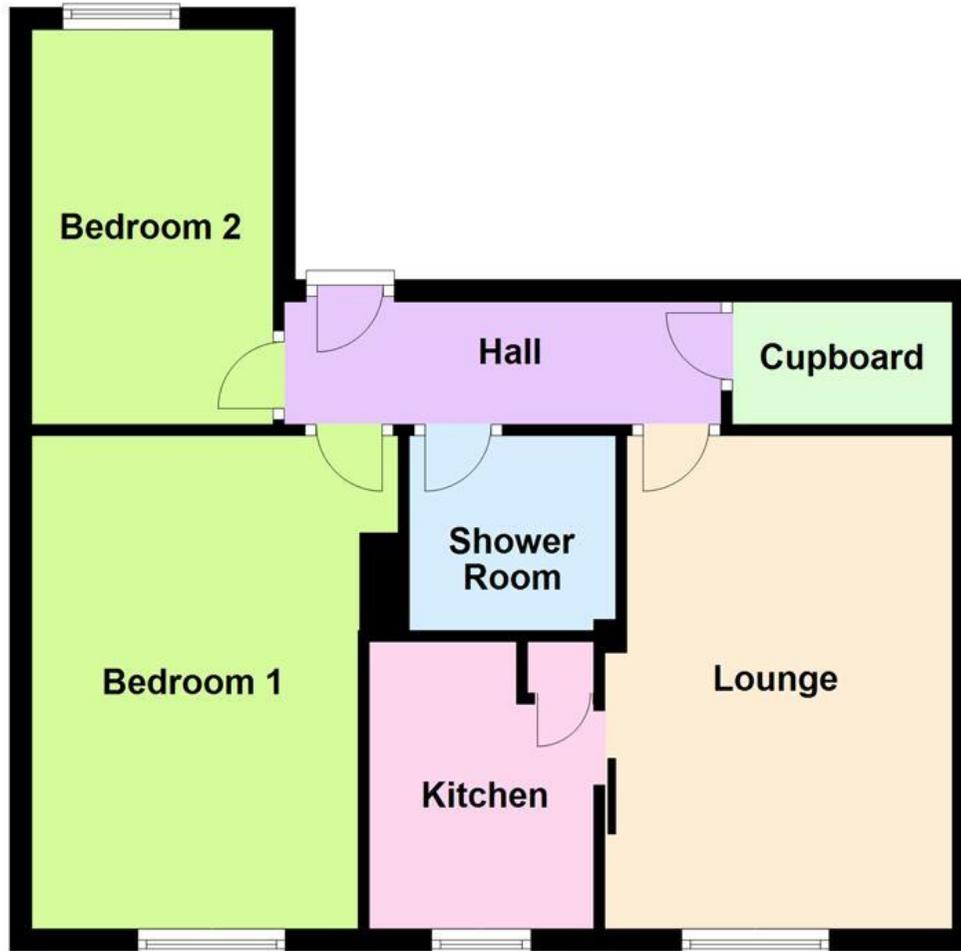
Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage
Council tax band: B
Tenure: Leasehold
Lease until 25th December 2170. 147 years remaining.
Ground Rent: £0
Service Charge: £84.75 (per month)

Floor Plan

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

Ground Floor



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

