



Leighswood Road, Aldridge  
Walsall, WS9 8AB

Offers in the Region Of £110,000



# Aldridge

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Set in a popular McCarthy and Stone retirement development just a short walk from the extensive shopping facilities available in Aldridge Village Centre, this well-presented ground floor apartment, with the added benefit of its own outside patio area, should be viewed to appreciate the well-proportioned accommodation on offer.

The property is accessed via a secure communal entrance. A reception hall with large storage cupboard off, gives access to a good size light and airy lounge/dining room with a feature fireplace and exit door to a private patio area. Double doors lead into the kitchen which offers a comprehensive range of fitted wall and base units whilst completing the accommodation is a double bedroom with fitted wardrobes and a refitted and fully tiled shower room.

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. The property further benefits from PVCu double glazing and Economy 7 heating.



## Property Specification

SET IN A POPULAR DEVELOPMENT  
GROUND FLOOR  
MODERN FITTED KITCHEN  
LIGHT AND AIRY LOUNGE/DINER  
SPACIOUS DOUBLE BEDROOM

Lounge 6.56m (21'6") x 1.92m (6'4")

Kitchen 2.00m (6'7") x 1.35m (4'5")

Bedroom One 4.17m (13'8") x 2.80m (9'2")

Shower Room 2.11m (6'11") x 1.70m (5'7")



### 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: 25th September 2023

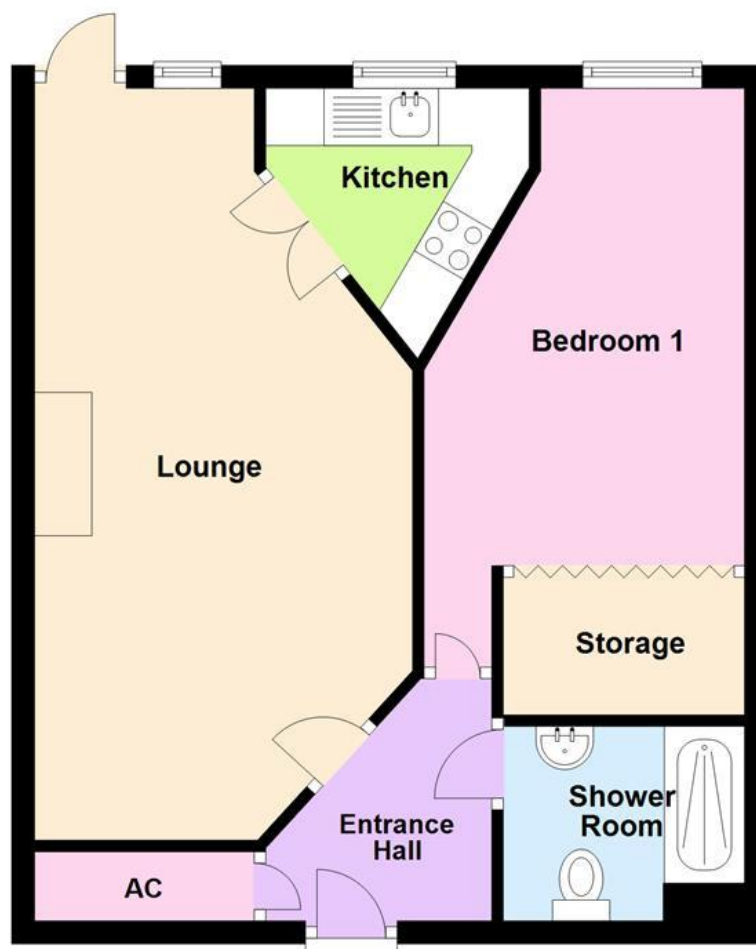
### Viewer's Note:

Services connected: Electric, Water & Drainage  
Council tax band: B  
Tenure: Leasehold 108 years remaining  
Ground Rent: £394  
Service Charge: £2960  
Restrictions: Age Over 60

# 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) <b>A</b>		
(81-91) <b>B</b>	81	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

## Map Location

