



63 Homebell House, Northgate,
Aldridge, Walsall, WS9 8QB

£85,000

Aldridge

£85,000



Set within easy reach of the centre of Aldridge with its excellent amenities and offered for sale with no onward chain, this superb second floor retirement apartment offers well-presented accommodation with internal inspection essential to fully appreciate all it has to offer.

Accessed via a communal hallway with security intercom system and lift/stairs to all floors, internal inspection reveals an inviting hallway, light and airy lounge/dining room which gives access to the well-appointed kitchen which features a range of wall/base units with an integrated oven and hob.

Completing the accommodation there is a generous double bedroom with fitted wardrobe space and a superb shower room with suite comprising WC, wash basin and shower cubicle with electric shower over.

The complex benefits from an on-site house manager, laundry room and refurbished residents' lounge. Externally, there are neatly maintained communal grounds and communal parking to the rear.

Age restrictions apply - contact the office for details.





Property Specification

Lounge -	4.70m (15'5") x 3.23m (10'7")
Kitchen -	2.24m (7'4") x 1.66m (5'5")
Bedroom -	3.72m (12'2") to wardrobe front x 2.65m (8'8")
Shower Room -	2.04m (6'8") x 1.65m (5'5")

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: 14th May 2024

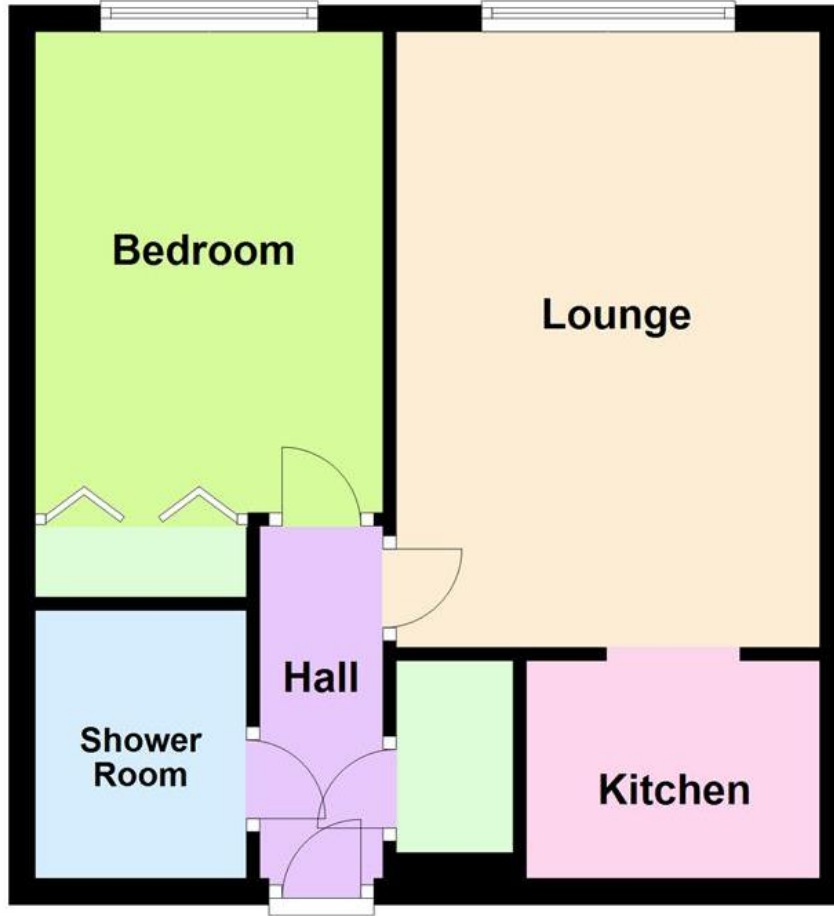
Viewer's Note:

Services connected: Electric, Water & Drainage
Council tax band: B
Tenure: Leasehold 88 years remaining
Ground Rent: £223.35 (paid every 6 months)
Service Charge: £1145.37 (paid every 6 months)
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) A		
(81-91) B		83
(69-80) C	76	
(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

