



14 Coleman Lodge, Little Aston Road,
Aldridge, Walsall, WS9 8BF

Offers in the Region Of £185,000

Aldridge

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Set in the heart of Aldridge giving easy access to all the amenities that the village has to offer, this delightful first floor apartment, exclusively for the over 60s, is offered for sale with no upward chain.

Approached via the communal entrance hall via the security intercom system, access to the first floor is via either staircase or lift.

Internal inspection reveals the entrance hall with storage cupboards off, spacious living/dining room which gives way to the modern kitchen which has been thoughtfully and comprehensively fitted. There is one double bedroom which benefits from fitted wardrobes, whilst the shower room comprises a white suite and is fully tiled.

The real draw to the development is the sense of community being created with facilities such as the communal lounge with coffee bar, the well tended landscaped gardens and there is a separate guest suite for visitors with a nominal fee payable. Communal parking is also available on site for those with their own vehicles or visitors.





Property Specification

Living Room -	5.64m (18'6") max x 3.21m (10'6") max
Kitchen -	2.38m (7'10") x 2.16m (7'1")
Bedroom -	5.92m (19'5") into wardrobe x 2.83m (9'3") max
Shower Room -	2.10m (6'11") x 1.68m (5'6")

Agent's Note:

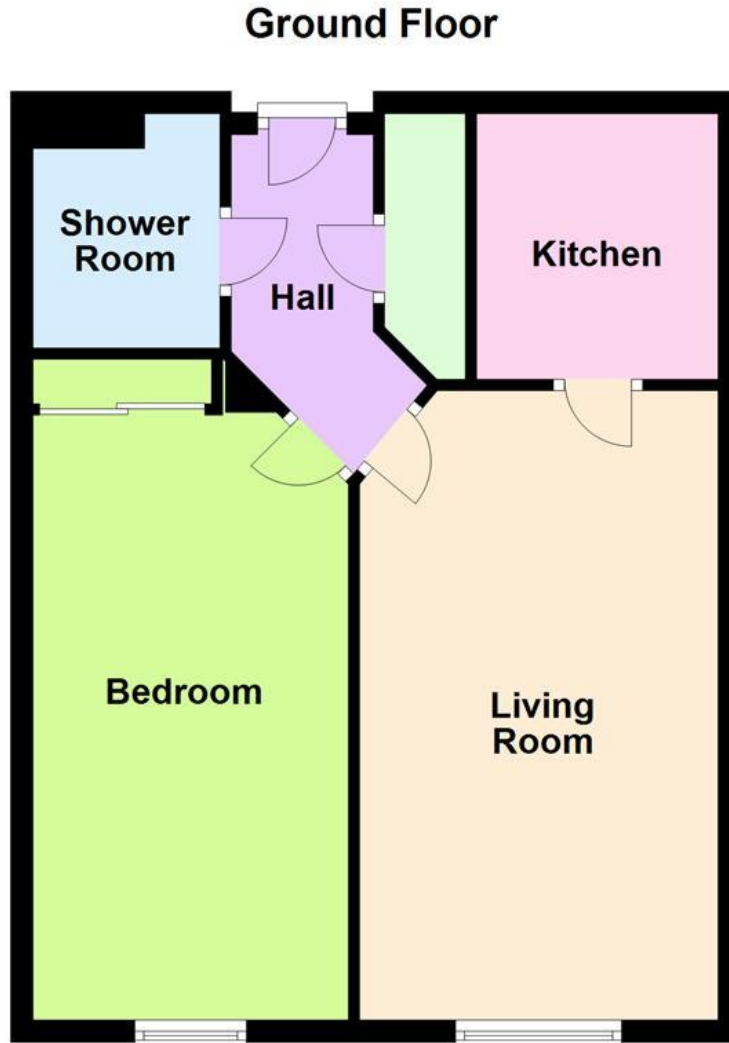
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 8th January 2022

Viewer's Note:

Services connected: Water, Electric & Drainage
Council tax band: C
Tenure: Leasehold 199 years remaining
Ground Rent: £575 p/a
Service Charge: £3126 p/a
Restrictions: Over 60's if sole buyer - over 55 if buying alongside another individual over 60.

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(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

