



McCarthy & Stone  
RESALES



23 Alder House Leighwood Road, Walsall, WS9 8AS  
Offers over £200,000 LEASEHOLD

For further details  
please call 0345 556 4104



# 23 Alder House Leighswood Road, Walsall, WS9 8AS

Expertly designed and constructed TWO BEDROOM RETIREMENT APARTMENT situated on the first floor in a A QUIET POSITION within Alder House

## The Apartment

The apartment features a fully fitted kitchen, spacious lounge, two bedrooms and two bathrooms. Under floor heating throughout .

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the Door entry system and 24-hour Tunstall emergency response pull cord system is situated in the hall. The hallway is big enough to accommodate furniture, there are two ceiling lights, Illuminated light switches, smoke detector, and door off to a walk-in storage cupboard/airing cupboard which houses the Hot water boiler the Ventaxia airflow system and the Washing/ Drying machine. Doors from the hall lead to the bedrooms, living room and both bathrooms.

## Living Room

Large rectangular living room benefiting from a full length glass door to Juliette balcony and an adjacent window. Further side window with opaque glass. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Door with glass panels leads to the kitchen.

## Kitchen

Fully fitted kitchen with a range of white high gloss finish low and eye level units and drawers with a roll top work surface. Stainless steel sink with mono block lever tap and opaque window over. Built-in Bosch oven and ceramic hob with extractor hood Integrated fridge, freezer and under pelmet lighting. Tiled floor.

## Master Bedroom

Very large master bedroom with walk in wardrobe off and ample room for many more free standing wardrobes if required and enough room for a study area, Full height double window with small lower ledge.

## Bedroom two

Large double bedroom with full height double window with small lower ledge currently used as a library/hobby room.

## Bathroom

Fully tiled and fitted with suite comprising of bath with shower over and opening glass screen , low level WC with concealed cistern, vanity unit with in built sink and mirror above.

Ceiling light with four spot lights, heated towel rail and opaque window. Tiled flooring.

## Shower room

Tiled and fitted with suite comprising of walk-in shower, low level WC with concealed cistern, vanity unit with sink built in and mirror above. Opaque window. Ceiling light with four spot lights.

## Alder House

Alder House offers easy access into the bustling heart of Aldridge 'village'. The town offers a generous selection of national stores and independent retailers, with a good selection of eateries, as well a butcher, post office, delicatessen and cafes. A major supermarket, medical centre and pharmacy are also just half a mile away. Whilst you have everything you need for day to day living on your doorstep. Alder House was built by McCarthy & Stone purpose built for retirement living. The development consists of 35 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking - permit scheme applies, check with the House Manager for availability. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please please contact your Property Consultant or House Manager.

## Car parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Ground rent

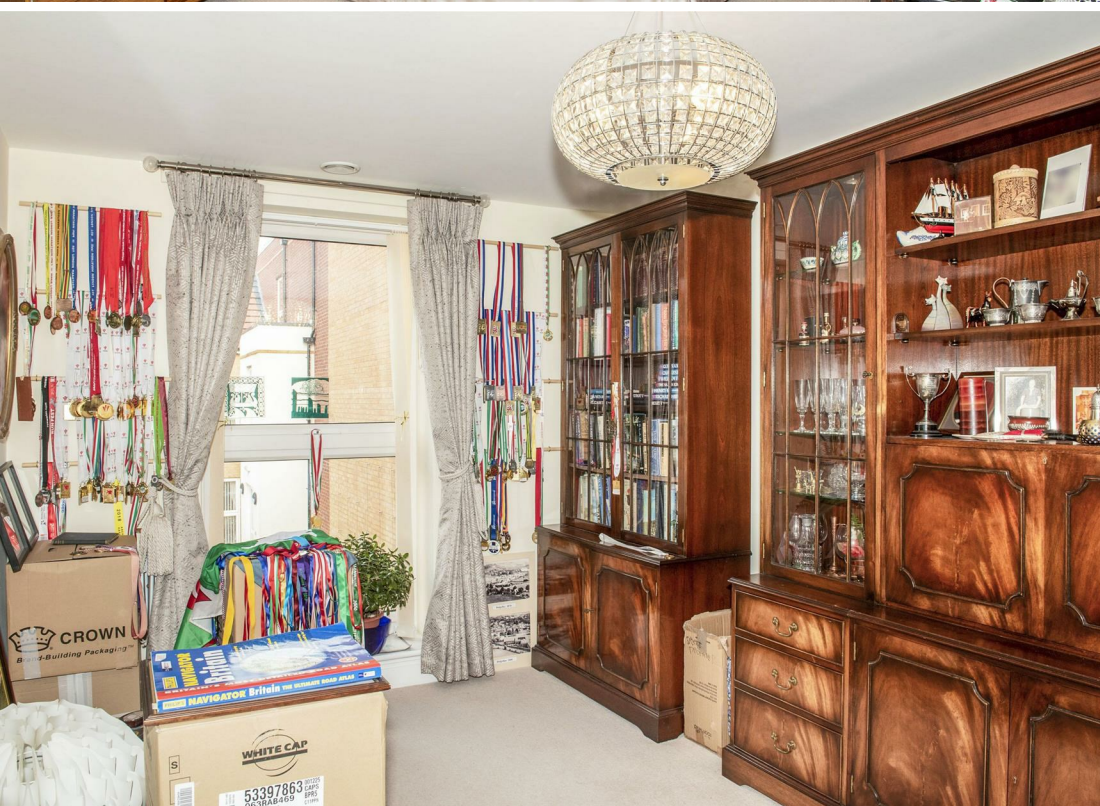
£495 per annum

## Lease length

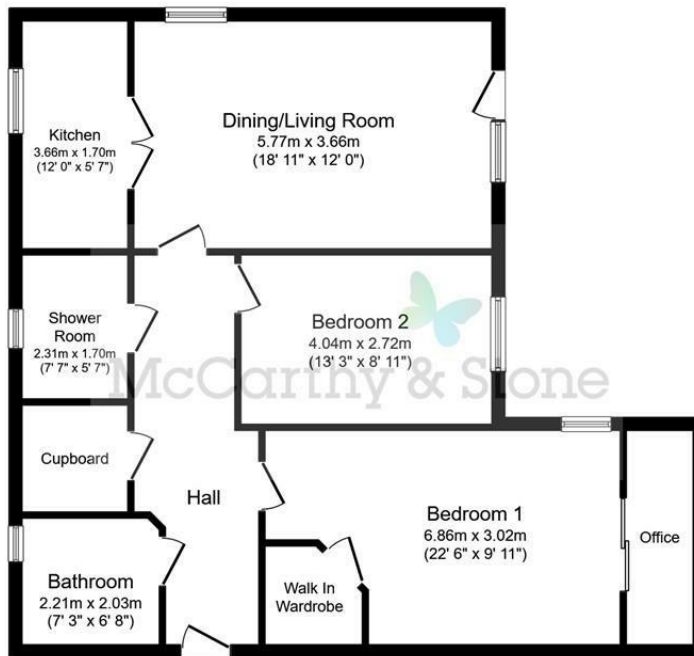
999 years from 2017











**Floor Plan**

Total floor area 86.9 sq. m. (935 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

#### The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

**Please contact us if you require a larger print version**

**For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)**

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