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38 Homebell House, Aldridge, WS9 8QB
Guide Price £95,000

A one bedroom ground floor Retirement Apartment situated in this sought after development close to Aldridge Village Centre and benefiting from direct access to Walsall Wood Road.

* Reception Hall * Lounge/Dining Room * Modern Fitted Kitchen * Double Bedroom * Modern Shower Room * Electric Storage Heating * PVCu Double Glazing * Intercom / Alarm System * Resident House Manager * Communal Gardens and Parking * Communal Facilities including Residents Lounge and Laundry *

Council Tax Band B
Local Authority - Walsall

The Property Ombudsman

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38 Homebell House, Aldridge





Lounge/Dining Room



Modern Fitted Kitchen



Double Bedroom



Double Bedroom



Modern Shower Room

38 Homebell House, Aldridge



Garden Area And Access To Walsall Wood Road





Residents Lounge

38 Homebell House, Aldridge

An internal inspection is highly recommended to begin to appreciate this one bedroom ground floor Retirement Apartment occupying an excellent position in this sought after development close to Aldridge Village Centre and benefiting from direct access to Walsall Wood Road.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village, whilst recreational facilities are provided at The Stick and Wicket Club at the Green with cricket, running, football and hockey whilst Aldridge Sailing Club can be found at the junction of Stubbers Green Lane and Barns Lane. The splendid Druids Heath Golf Club is located off Stonnall Road.

Regular public transport services run to many local areas, whilst junction 7 of the M6 motorway at Great Barr is within approximately 5 miles, which gives further access to the M5 and M42 whilst the M6 Toll Road is accessible at Brownhills (5 miles) thus giving easy access to all main centres, Birmingham Airport, International Rail Station and The National Exhibition Centre.

The accommodation that enjoys the benefit of electric storage heating and PVCu double glazing briefly comprises of the following:

RECEPTION HALL
having entrance door, ceiling light point, ceiling coving, alarm/intercom system and walk-in airing/storage cupboard off.

LOUNGE/DINING ROOM
5.33m x 3.20m (17'6 x 10'6)
PVCu double glazed picture window and door giving direct access to small garden area and Walsall Wood Road, electric storage heater, ceiling coving, two wall light points, alarm pull cord and archway leading to:

MODERN FITTED KITCHEN
2.24m x 1.65m (7'4 x 5'5)
having range of modern white high gloss fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric oven and hob with extractor canopy over, wall light point, ceiling coving and space for fridge/freezer.

DOUBLE BEDROOM
3.68m x 2.64m (12'1 x 8'8)
PVCu double glazed window to rear elevation, electric storage heater, built in double wardrobe, wall light point, ceiling coving and alarm pull cord.

MODERN SHOWER ROOM
having corner shower enclosure with electric 'Triton' shower fitted, WC, vanity wash hand basin with storage cupboard below, ceiling coving, wall light point, extractor fan, tiled walls and 'Dimplex' electric wall heater.

COMMUNAL FACILITIES
The development has the benefit of a House Manager, Residents Lounge and Laundry facilities, outside are attractive well maintained communal grounds and car parking spaces.

GUEST SUITE
available for the use of residents family and friends subject to booking requirements.

GENERAL INFORMATION
TENURE We understand the property is Leasehold for a term of 125 years from 1st April 1988. Current

38 Homebell House, Aldridge

Ground Rent and Service Charge to be confirmed.

SERVICES All main services are connected with the exception of gas. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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