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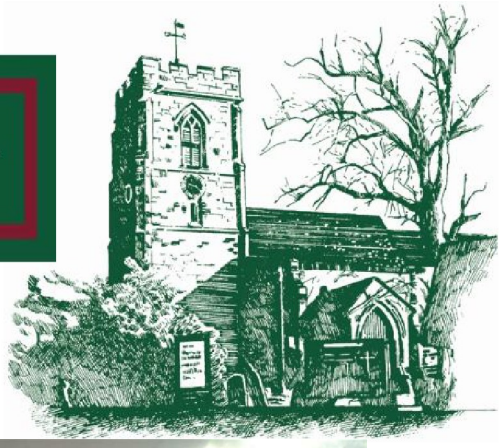



36 Homebell House, Aldridge, WS9 8QB
Offers In Excess Of £85,000

A one bedroom first floor Retirement Apartment situated in this sought after development in the heart of Aldridge Village Centre.

* Reception Hall * Lounge/Dining Room * Fitted Kitchen * Double Bedroom * Modern Shower Room * Electric Heating * PVCu Double Glazed Windows * "Tunstall" Alarm System * Communal Grounds & Parking * Resident House Manager * Communal Facilities including Residents Lounge & Laundry *

Council Tax Band B
Local Authority - Walsall

The Property Ombudsman

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36 Homebell House, Aldridge





Lounge/Dining Room



Lounge/Dining Room



Fitted Kitchen





Double Bedroom

36 Homebell House, Aldridge





Modern Shower Room



Modern Shower Room



Residents Lounge



Residents Lounge



Front Elevation

36 Homebell House, Aldridge

An internal inspection is essential for the discerning purchaser to begin to appreciate this one bedroom first floor Retirement Apartment. The property is situated in a sought after development in the heart of Aldridge Village Centre with local amenities close at hand.

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 heating and PVCu double glazing, briefly comprises the following:

COMMUNAL ENTRANCE
with security intercom system and lift and stair access to the first floor.

RECEPTION HALL
entrance door, ceiling light point, 'Tunstall' alarm/intercom and storage cupboard off housing the electric instant hot water heater.

LOUNGE/DINING ROOM
4.72m x 3.23m (15'6 x 10'7)
PVCu double glazed window to rear, feature fireplace, modern electric radiator and two wall light points.

MODERN FITTED KITCHEN
2.29m x 1.68m (7'6 x 5'6)
range of modern white high gloss wall, base units and drawers, working surfaces with matching upstands and inset stainless steel single drainer sink unit having mixer tap over, built in electric @hotpoint' oven, separate hob with extractor over, space for fridge freezer and ceiling spotlights.

DOUBLE BEDROOM
3.71m x 2.67m (12'2 x 8'9)
PVCu double glazed window to rear elevation, range of fitted wardrobes, two bedside cabinets and matching dressing table, wall light point and electric storage heater.

MODERN SHOWER ROOM
walk-in shower enclosure with electric 'Triton' shower fitted, vanity wash hand basin with storage cupboard below, wc, tiled walls and floor, ceiling spotlights, heated towel rail and extractor fan.

COMMUNAL FACILITIES
the development has the benefit of a residents lounge and laundry facilities, whilst outside are attractive well maintained communal grounds and parking.

GENERAL INFORMATION
TENURE We understand the property is Leasehold for a term of 125 years from 1st April 1988 subject to a service charge of £2550.26 (ground rent tbc).

36 Homebell House, Aldridge

SERVICES All main services are connected with the exception of gas.

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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