

Asking Price £250,000 Leasehold

2 Bedroom, Apartment - Retirement

19, Coleman Lodge Little Aston Road, Aldridge, Walsall, West Midlands, WS9 8BF

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

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Coleman Lodge

Coleman Lodge is a delightful development of one and two bedroom, retirement apartments located in the heart of Aldridge village; a vibrant area of Walsall in the West Midlands.

In Aldridge town, there are a mix of well-known high street brands and independent retailers, with many cafes and eateries within walking distance of the Lodge.

Aldridge is a great place for socialising. Local amenities include a library, community centre, post office, an HSBC bank, chemist, doctors, hairdressers and Specsavers. In addition to Morrison's nearby for your grocery, shopping the vibrant Aldridge Shopping centre offers a good selection of shops and cafes including Costa Coffee, Boots, Francesco, Thomas Cook and WH Smith. Less than three minutes from the development, visiting Aldridge Shopping Centre could not be easier due to its central location in Aldridge village.

Travel is easy from the centre going to Birmingham, Lichfield and other surrounding areas.
The Lodge Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Coleman Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Coleman Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Coleman Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Welcome to Coleman Lodge! This two bedroom apartment provides spacious accommodation and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace. Two windows provide lots of natural light and a door leads through to the Kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4 ring electric hob, washer/dryer, fridge and frost-free freezer. A large window provides light and ventilation.

Bedroom One is a good-sized double with a built-in mirrored wardrobe plus ample fitted furniture. Dual aspect windows keep this bedroom bright and light.

Bedroom Two is another good-sized double with built-in wardrobes. This room could also be used as a separate Living Room, Study or Hobby Room.

The Shower Room offers a curved shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this apartment are two useful storage cupboards located in the Hallway.

Call us today to book your viewing at Coleman Lodge!







Features

- Two bedroom first floor apartment
- Great location close to the town centre & excellent transport links
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Guest suite for visitors & use of over 150 guest suites in Retirement lodges across the country
- Owners private car park
- Lift to all floors
- Landscaped gardens







Key Information

Service Charge (Year Ending 31st May 2027): £5,024.13 per annum.

Ground rent £894.54 per annum. To be reviewed in June 2032.

Council Tax Band C

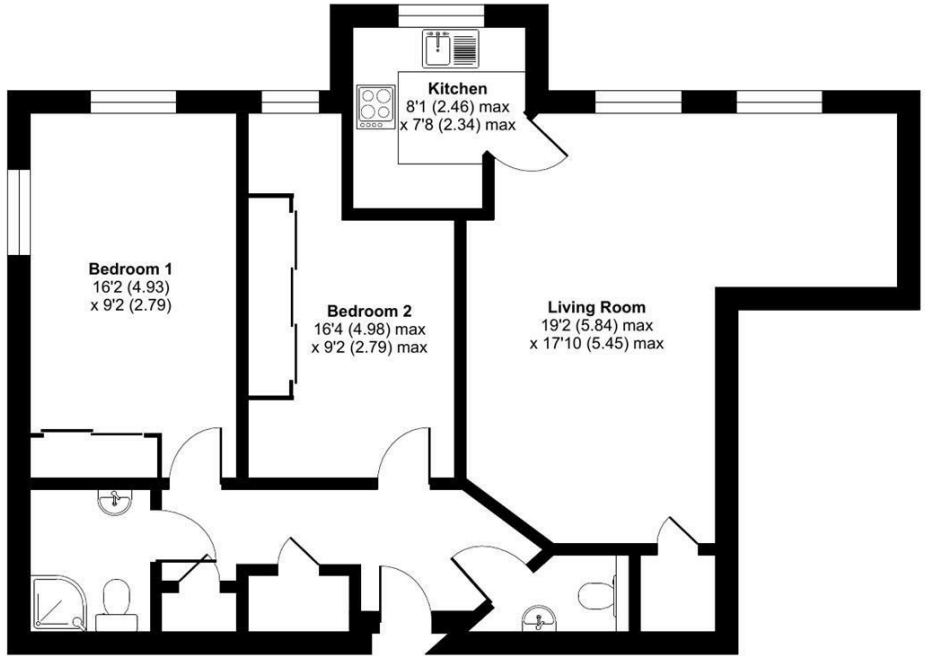
999 year Lease commencing 2018

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, air source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 785 sq ft / 73 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1316543

EPC Rating: B

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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