



Apartment 40

Mattesley Court, Cresswell Crescent, Bloxwich.
Walsall. WS32US

Mattesley comprises of 59 Apartments consisting of 1 and 2 beds.

Mattesley Court is in Bloxwich in the centre of a vibrant residential area with good public transport links.

Th court is very welcoming and offers facilities including a resident's lounge, restaurant, hairdressing salon, and communal landscaped gardens.

Mattesley Court is an extra care scheme for 55 plus and care is available 24/7

£60,000 -60% shared ownership

Key property details:

- Second floor Two-bedroom Apartment
- Full Market Value – £100,000
- Minimum per cent share value:
• 60% shared ownership-£60,000



Purchase details

Tenure: 125 years –commencing 10th November 2009

Eligibility criteria: Over 55 years old.

Amenities: Communal lounges, Restaurant, Hairdresser, Lift access to all floors,, CCTV, Door entry system, On site parking, Emergency call facility via pull cord and pendant

Services: Full-time Management service, Monday to Friday. On-site care staff 24/7.

Pet-friendly: Housing Manager to provide details on individual case.

Resident-led: Residents are encouraged to set up a Residents Committee and arrange activities both on-site and away from the Court to suit residents' wishes.

Stamp duty: To be discussed between the buyer and their solicitor where applicable.

Deposit: No deposit required to Housing 21.

Resales Admin fee: Fixed admin fee £620 subject to January RPI changes for April or 0.5% of the full market value (refer to s. 1.2 of this pack for further details)

Fixed nomination fee of £1,350 subject to January RPI changes for April or 1% of the sale price.

Please be aware as your property is shared ownership, the buyer must have sold their current home or sell their property concurrently with the shared ownership purchase as they cannot own two homes simultaneously.

All charges commencing April 2026

Service charge: £387.18 per month

Support charge: £29.17 per month.

Utility Charge –Gas and Water only **£50.50** per month

All charges subject to change April 2026

Rent (shared ownership): £202.39

Optional care and domestic charges: £25.36 per hour

Bank Holiday and weekends £38.04 per hour
24/7 support charge: £40.06 per week

Contents insurance: Residents are encouraged to obtain their own contents insurance.

Council tax: Band **B** payable to local authority by resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number: 0370 192 4399

Scheme email: mattesleycourt@housing21.org.uk

Home Ownership team: 0345 608 4619

Home Ownership email : newhome@housing21.org.uk