



The Briars | Aldridge, Walsall | WS9 8AQ

£169,995

 Webbs
estate agents

Summary

**** IMPRESSIVE SPACIOUS GROUND FLOOR APARTMENT ** NO ONWARD CHAIN ** INTERNAL VIEWING IS ESSENTIAL ** HIGHLY SOUGHT AFTER LOCATION CLOSE TO ALDRIDGE CENTRE ** DECEPTIVELY SPACIOUS ** VERY WELL PRESENTED AND MAINTAINED ** RECEPTION HALLWAY ** SECURE INTERCOM ACCESS ** BAY FRONTED THROUGH LIVING/DINING ROOM ** TWO DOUBLE BEDROOMS ** BATHROOM ** EN SUITE ** ALLOCATED PARKING BAY PLUS VISITOR PARKING ** COMMUNAL GROUNDS ****

Webbs Estate Agents have pleasure in offering this very well presented GROUND Floor apartment, being close to all local amenities, shops and schools, Briefly comprising: communal hallway with secure intercom access, through hallway, generous through living/dining room, kitchen. There are two double bedrooms (master with en suite) and a modern bathroom. Externally there is an allocated parking bay plus visitor parking. For a viewing call us today on 01922 663399.

Key Features

- IMPRESSIVE GROUND FLOOR APARTMENT
- HIGHLY SOUGHT AFTER LOCATION CLOSE TO ALDRIDGE CENTRE
- EN SUITE AND BATHROOM
- KITCHEN
- COMMUNAL GARDENS
- WELL MAINTAINED THROUGHOUT
- TWO BEDROOMS
- SPACIOUS THROUGH LIVING ROOM/DINING ROOM
- NO ONWARD CHAIN
- ALLOCATED PARKING AND VISITOR PARKING

Rooms and Dimensions

Secure Communal Entrance

Reception hallway

Through living room/ dining room

25'3" x 9'3" (7.70m x 2.82m)

Kitchen

13'1" x 6'5" (3.99m x 1.97m)

Bedroom one

13'10" x 8'6" (4.22m x 2.60m)

En suite

Bedroom two

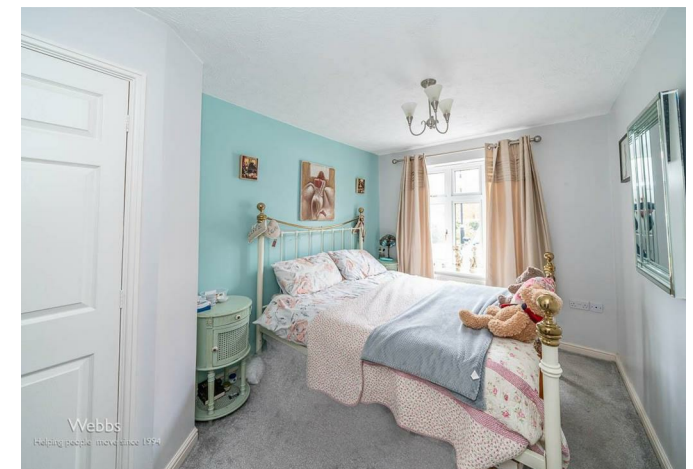
7'10" x 8'2" (2.40m x 2.51m)

Bathroom

7'3" x 5'6" (2.22m x 1.69m)

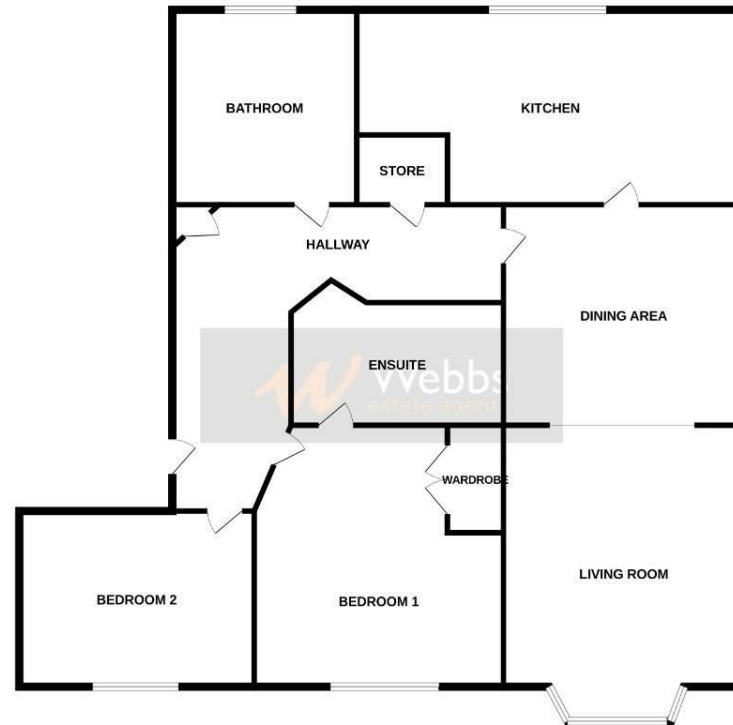
Communal gardens

Allocated parking bay





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Key Average Energy Use: lower energy costs			
100-150 kWh/m ² /year A	73	Key Average Energy Use: lower CO ₂ emissions	
150-200 kWh/m ² /year B		100-150 kg CO ₂ /m ² /year B	
200-250 kWh/m ² /year C		150-200 kg CO ₂ /m ² /year C	
250-300 kWh/m ² /year D		200-250 kg CO ₂ /m ² /year D	
300-350 kWh/m ² /year E		250-300 kg CO ₂ /m ² /year E	
350-400 kWh/m ² /year F		300-350 kg CO ₂ /m ² /year F	
400-450 kWh/m ² /year G		350-400 kg CO ₂ /m ² /year G	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: aldridge@webbestateagents.co.uk | www.webbestateagents.co.uk