



Webbs  
Helping people move since 1924

**Brickyard Court | Walsall | WS9 8SY**  
**Offers In The Region Of £160,000**

 **Webbs**  
estate agents



## Summary

**\*\* IMPRESSIVE SPACIOUS FIRST FLOOR APARTMENT \*\* INTERNAL VIEWING IS ESSENTIAL \*\* SOUGHT AFTER LOCATION CLOSE TO ALDRIDGE CENTRE \*\* DECEPTIVELY SPACIOUS \*\* VERY WELL PRESENTED AND MAINTAINED \*\* RECEPTION HALLWAY \*\* SECURE INTERCOM ACCESS \*\* SPACIOUS OPEN PLAN KITCHEN/LIVING ROOM \*\* TWO BEDROOMS \*\* BATHROOM \*\* GATED ALLOCATED PARKING BAY PLUS VISITOR PARKING \*\* COMMUNAL GROUNDS \*\***

Webbs Estate Agents have pleasure in offering this very well presented FIRST Floor apartment, being close to all local amenities, shops and schools, Briefly comprising: communal hallway with secure intercom access, through hallway, spacious open plan kitchen/living room. There are two bedrooms and a modern bathroom. Externally there is a gated access allocated parking bay, plus visitor parking and communal gardens. **EARLY VIEWING IS ESSENTIAL.**

## Key Features

- FIRST FLOOR APARTMENT
- ALLOCATED & VISITOR PARKING
- INNER HALLWAY
- REFITTED KITCHEN AREA
- REFITTED BATHROOM
- SECURE GATED PARKING
- COMMUNAL ENTRANCE
- OPEN PLAN LIVING ROOM
- 2 BEDROOMS
- EARLY VIEWING ESSENTIAL

## Rooms and Dimensions

### Agents Note C

### COMMUNAL ENTRANCE

### INNER HALLWAY

### LIVING ROOM

13'5" x 13'1" (4.11 x 3.99)

### KITCHEN AREA

5'10" x 10'6" (1.79 x 3.21)

### BEDROOM ONE

13'0" x 8'5" (3.97 x 2.57)

### BEDROOM TWO

9'1" x 8'10" (2.79 x 2.70)

### BATHROOM

6'9" x 5'6" (2.08 x 1.7)

### OUTSIDE

### Identification Checks

### Legal Pack



**GET READY FOR A SPEEDIER,  
SMOOTHER AND MORE SUCCESSFUL  
TRANSACTION WITH THIS PREMIUM  
CONVEYANCING PROPERTY!**

The vendors have opted to provide a legal pack for the sale of this property, which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

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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.

