



**The Briars, WALSALL WS9 8AQ**

**welcome to**

## **The Briars, WALSALL**

Modern upper-floor two-bedroom apartment in Aldridge. Features an open-plan lounge, dining area, and integrated kitchen. Main bedroom with en-suite and Juliet balcony, plus a second bedroom and family bathroom. Leasehold property in a sought-after location with great amenities and transport links.

### **Agent Note**

Council Tax Band B

### **Entrance Hall**

Cupboard housing the wall mounted boiler, two storage cupboards

### **Lounge**

14' 7" x 9' 2" ( 4.45m x 2.79m )

Double glazed window to the front of the property, carpeted, two ceiling light points, radiator, open arch to dining room

### **Kitchen**

#### **Dining Room**

9' 2" x 8' 9" ( 2.79m x 2.67m )

Carpeted, opening to lounge, ceiling light point, radiator

### **Kitchen**

13' 1" x 6' 5" ( 3.99m x 1.96m )

Double glazed window to the rear of the property, a range of wall and base units with a roll top worksurface, integrated cooker and gas hob, ceiling light point, sink and drain, radiator

### **Bedroom One**

13' 6" x 8' 9" ( 4.11m x 2.67m )

Double glazed window to the front of the property, built in wardrobes, carpeted, ceiling light point, radiator,

### **Ensuite**

Shower, WC, sink, ceiling light point, radiator, vinyl flooring

### **Bedroom Two**

8' 3" x 7' 9" ( 2.51m x 2.36m )

Double glazed window to the front of the property,





French doors with Juliet balcony, carpeted, radiator, ceiling light point

### **Bathroom**

Double glazed window to the rear of the property, bath, WC, sink, radiator, ceiling light point

### **Garage**

One of only a few garages on the site, Brick built



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## The Briars, WALSALL

- UPPER FLOOR APARTMENT
- INTEGRATED KITCHEN
- ENSUITE
- JULIET BALCONY
- GARAGE

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over  
**£160,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
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