

CHRIS FOSTER & Daughter

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171 The Briars, Aldridge, WS9 8AQ Guide Price £159,950

A deceptively spacious, modern first floor apartment situated in this sought after development close to Aldridge village centre. The property is being offered as a buy to let investment opportunity with the existing tenant's remaining, currently paying £725pcm.

* Communal hall, stairs and landing * Security Intercom * Hall * Lounge/Dining Room * Fitted Kitchen * Two Double Bedrooms - Master with En Suite Shower Room * Bathroom * Gas Central Heating * PVCu Double Glazing * Allocated Parking - No Commercial Vehicles * Communal Grounds

Council Tax Band B
Local Authority - Walsall



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Company Number: 11253248



171 The Briars, Aldridge



Lounge/Dining Room



Lounge/Dining Room



Fitted Kitchen



Bedroom One

171 The Briars, Aldridge



En Suite



Bedroom Two



Bathroom

171 The Briars, Aldridge

A spacious modern first floor apartment situated within a sought after development close to Aldridge village centre being offered as a buy to let investment opportunity with existing tenant's remaining who currently pay £725pcm.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village and is splendidly served with a range of good schools including Aldridge School, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls available at Walsall.

Recreational facilities are provided at The Stick and Wicket Club at the Green with cricket, running, football and hockey whilst Aldridge Sailing Club can be found at the junction of Stubbers Green Lane and Barns Lane. The splendid Druids Heath Golf Club is located off Stonnall Road.

Regular public transport services run to many local areas, whilst junction 7 of the M6 motorway at Great Barr is within approximately 5 miles, which gives further access to the M5 and M42 whilst the M6 Toll Road is accessible at Brownhills (5 miles) thus giving easy access to all main centres, Birmingham Airport, International Rail Station and The National Exhibition Centre.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing, briefly comprises the following:

RECEPTION HALL

entrance door, security intercom to main entrance, central heating radiator and two ceiling light points,

LOUNGE/DINING ROOM

6.10m' x 3.96m' (20' x 13')

having two PVCu double glazed windows to front elevation, two central heating radiators and two ceiling light points.

FITTED KITCHEN

3.96m' x 1.83m' (13' x 6')

having PVCu double glazed window to rear elevation, range of modern fitted wall, base units and drawers, working surfaces with tiled surround and inset stainless steel single drainer sink having mixer tap over, built in electric oven, gas hob with extractor canopy over, ceiling spotlights, central heating radiator and airing cupboard off housing the central heating boiler.

BEDROOM ONE

3.96m' x 3.05m'0.91m (13' x 10'3)

having PVCu double glazed window to rear elevation, built in wardrobes, central heating radiator and ceiling light point.

EN SUITE SHOWER ROOM

having corner shower enclosure, WC, pedestal wash hand basin, half tiled walls, chrome heated towel rail, ceiling spotlights and extractor fan.

BEDROOM TWO

4.27m'2.74m x 2.13m'0.91m (14'9 x 7'3)

having two PVCu double glazed windows to front elevation, central heating radiator and ceiling light point.

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BATHROOM

having panelled bath with shower over, tiled surround, WC, pedestal wash hand basin, central heating radiator, ceiling spotlights and extractor fan.

OUTSIDE - COMMUNAL GROUNDS AND ALLOCATED PARKING

Please note, that no commercial vehicles are allowed to be parked on site.

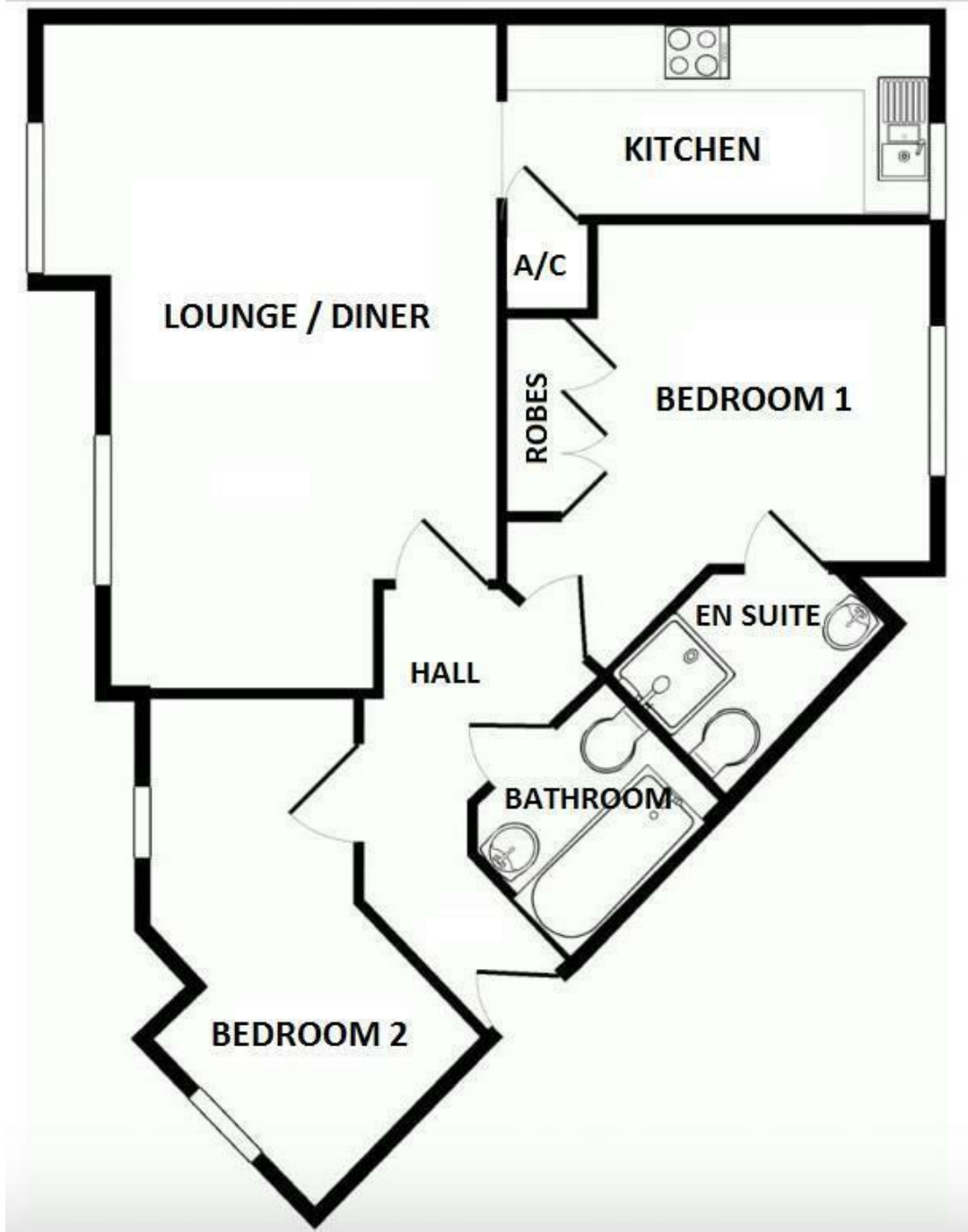
GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of 125 years from 2004. Current Service Charge £1043pa.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		84	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	