

# CHRIS FOSTER & Daughter

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## 125 The Briars, Aldridge, WS9 8AQ Guide Price £155,000

An extremely well maintained and presented first floor Apartment situated within this popular development overlooking canal to rear and within easy reach of local amenities.

- \* Reception Hall
- \* Lounge/Dining Room
- \* Fitted Kitchen
- \* Two Bedrooms - Master with En-Suite Shower Room
- \* Bathroom
- \* Allocated Car Parking Space (no commercial vehicles allowed)
- \* Gas Central Heating System
- \* PVCu Double Glazed Windows

Council Tax Band B  
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales  
Company Number: 11253248



# 125 The Briars, Aldridge



Through Lounge/Dining Room



Through Lounge/Dining Room



Fitted Kitchen

# 125 The Briars, Aldridge



Fitted Kitchen



Bedroom One



En Suite

# 125 The Briars, Aldridge



**Bedroom Two**



**Bathroom**



**View To Rear**

# 125 The Briars, Aldridge

This extremely well maintained and presented first floor Apartment offers excellent accommodation and is situated within a popular development, overlooking canal to rear and within easy reach of Aldridge centre.

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**

having entrance door, central heating radiator, three ceiling light points, security intercom to main entrance, storage cupboard off, and airing cupboard housing the central heating boiler.

## **THROUGH LOUNGE/DINING ROOM**

7.70m x 2.79m (25'3" x 9'2")

having PVCu double glazed bay window to front elevation, feature fireplace with modern electric pebble effect fire, two central heating radiators, and three ceiling light points.

## **FITTED KITCHEN**

4.04 x 1.98 (13'3" x 6'6")

having PVCu double glazed window to rear elevation, range of modern fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink, having mixer tap over, built in electric oven, separate gas hob, extractor canopy, tiled splash backs, ceiling light point, and central heating radiator.

(The Landlords are leaving a fridge, dish washer, and washer/dryer, however these will not be maintained or replaced.)

## **BEDROOM ONE**

4.27x 2.62 (14'0"x 8'7")

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

## **EN SUITE SHOWER ROOM**

having tiled shower cubicle, pedestal wash hand basin, WC, electric shaver socket, ceiling light point, extractor fan and central heating radiator.

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## **BEDROOM TWO**

2.54 x 2.36 (8'4" x 7'9")

having PVCu double glazed French doors to 'Juliet balcony', central heating radiator, and ceiling light point.

## **BATHROOM**

having PVCu double glazed frosted window to rear elevation, panelled bath, tiled splash back, WC, pedestal wash hand basin, ceiling light point, extractor fan, central heating radiator, and electric shaver socket.

## **OUTSIDE-ALLOCATED CAR PARKING & COMMUNAL GROUNDS**

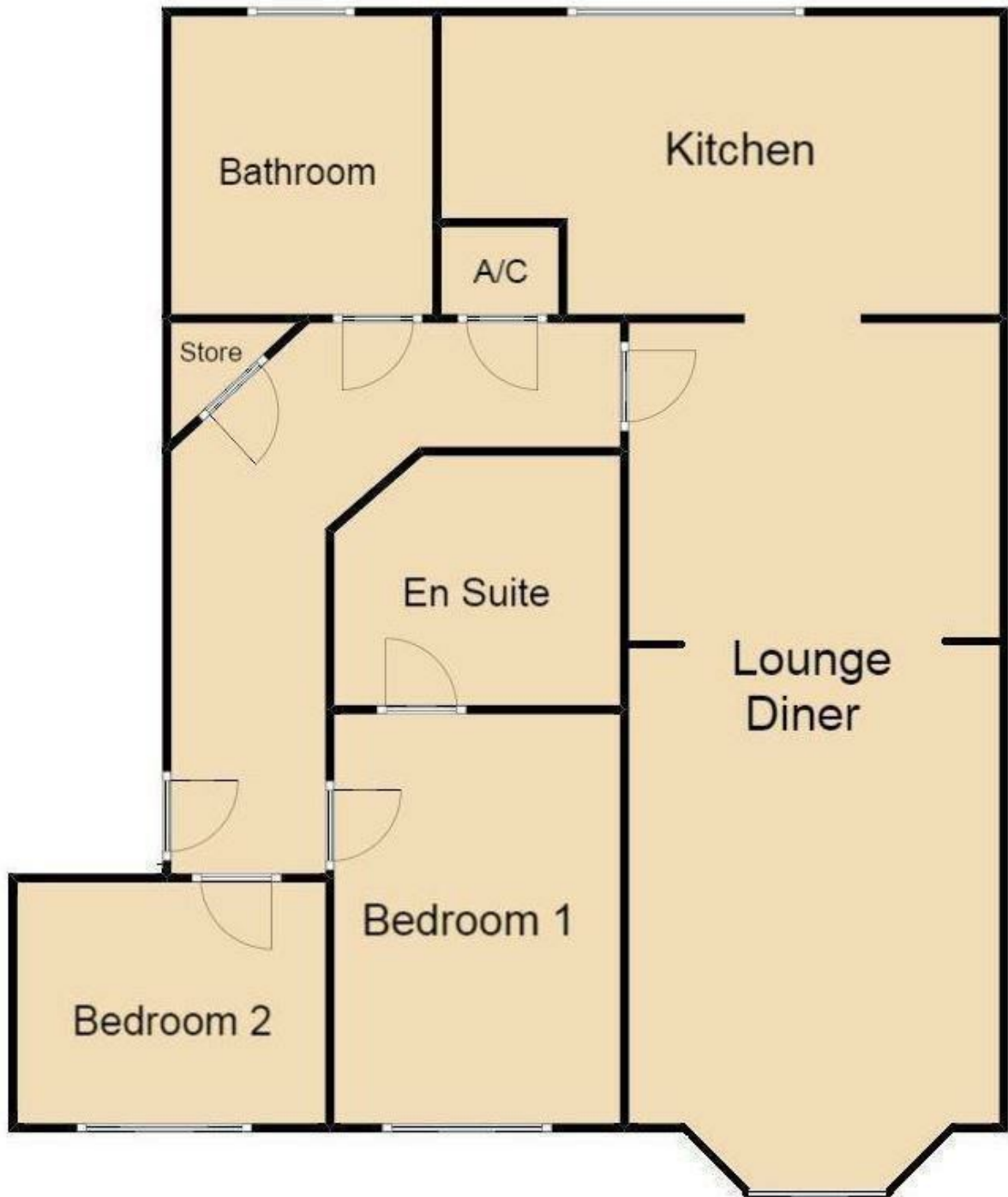
### **GENERAL INFORMATION -Sales-Leasehold**

**TENURE** We understand the property is Leasehold for a term of 125 years from 1st January 2004. Current ground rent and service charge to be confirmed.

**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.

# 125 The Briars, Aldridge



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		84	85
EU Directive 2002/91/EC			

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