

CHRIS FOSTER & Daughter

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25 The Briars, Aldridge, WS9 8AQ Guide Price £157,500

A modern purpose built second floor Apartment offering spacious well appointed accommodation, located on this sought after development close to Aldridge Village Centre.

Communal Hall, Stairs & Landing * Hall * Lounge/Dining Room * Fitted Kitchen * Two Bedrooms - Master with En-Suite * Bathroom * PVCu Double Glazing * Gas Central Heating * Security Intercom System * Allocated Parking - No Commercial Vehicles Allowed On Site * Communal Grounds and Visitor Parking *

Council Tax Band B
Local Authority - Walsall



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



25 The Briars, Aldridge



Through Lounge/Dining Room



Through Lounge/Dining Room



Fitted Kitchen



Fitted Kitchen

25 The Briars, Aldridge



Bedroom One



Bedroom One



Bathroom

25 The Briars, Aldridge

An internal inspection is highly recommended to begin to fully appreciate this well planned second floor Apartment, situated within this sought after development, close to Aldridge Village 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 glazed windows, briefly comprises of the following:

COMMUNAL ENTRANCE

with stairs to second floor landing.

RECEPTION HALL

having cloaks cupboard and boiler cupboard off, central heating radiator, security intercom to main entrance, smoke detector and loft access.

LOUNGE/DINING ROOM

7.11m x 2.87m (23'4 x 9'5)

having lounge and dining areas being separated by an archway, PVCu double glazed window, two central heating radiators and door to:

FITTED KITCHEN

3.99m x 2.03m (13'1 x 6'8)

having PVCu double glazed window, range of light Beech effect wall and base units, working surfaces with inset stainless steel sink unit with side drainer and mixer taps, tiling to splash back areas, built in electric oven, gas hob with extractor hood over, fridge/freezer, washing machine and dishwasher.

BEDROOM ONE

3.99m x 2.62m (13'1 x 8'7)

having PVCu double glazed window, central heating radiator, built in double wardrobe and door to:

EN SUITE SHOWER ROOM

having shower cubicle with glazed doors and fitted "Mira" shower, pedestal wash hand basin, low level flush WC and central heating radiator.

BEDROOM TWO

2.51m x 2.39m (8'3 x 7'10)

having central heating radiator and PVCu double glazed French doors with "Juliet" balcony.

25 The Briars, Aldridge

BATHROOM

having panelled bath with power shower over, pedestal wash hand basin, WC, PVCu double glazed Opaque window and central heating radiator.

OUTSIDE

ALLOCATED PARKING SPACE

no commercial vehicles are allowed to be kept on site.

COMMUNAL GROUNDS AND VISITOR PARKING

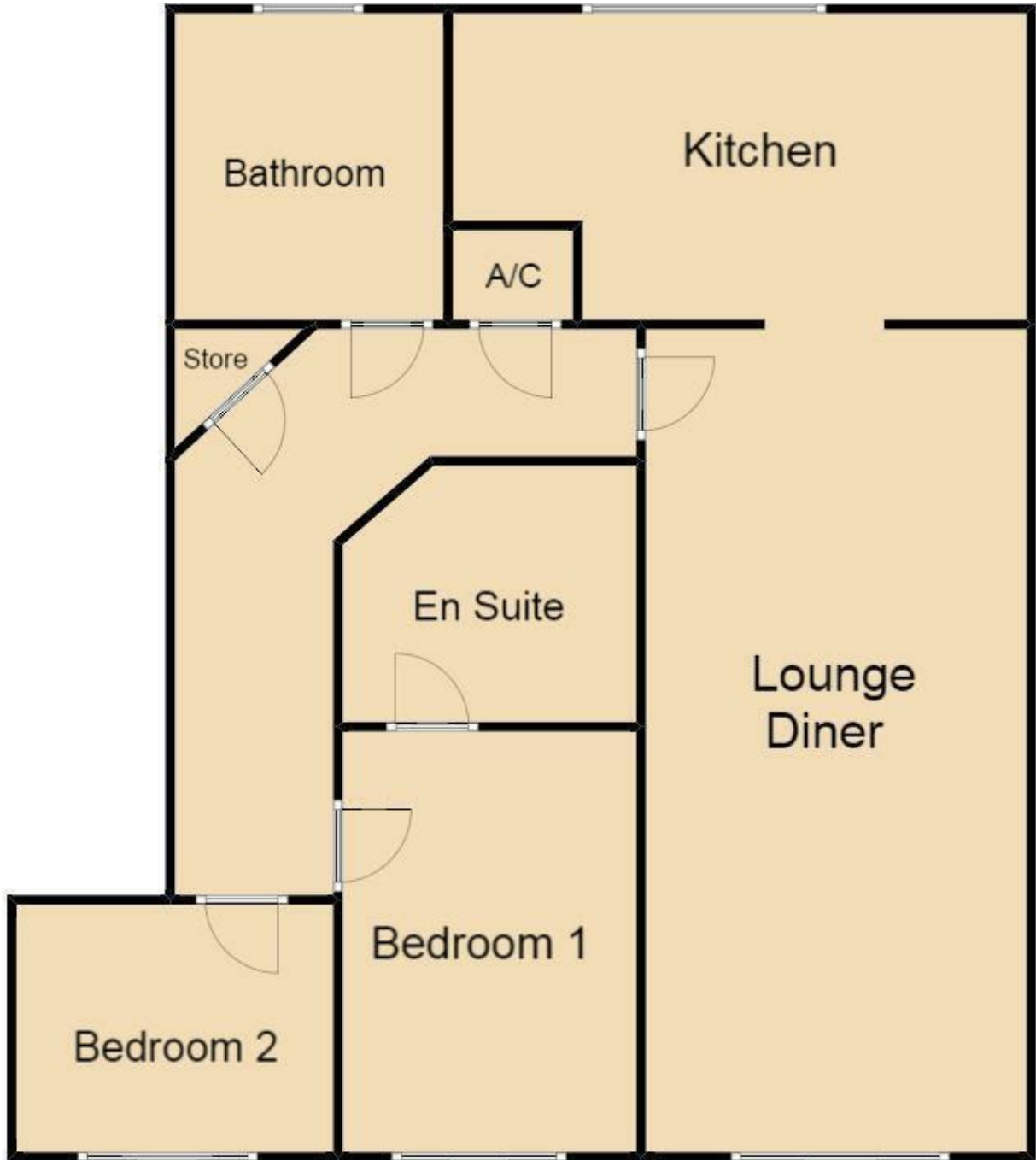
GENERAL INFORMATION


TENURE We understand the property is Leasehold for a term of 99 years from 1st January 2003, subject to a Ground Rent of £300pa and Service Charge of £1043.30pa.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			75
(81-91) B		60	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 