

# CHRIS FOSTER & Daughter

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## 14 The Briars, Aldridge, WS9 8AR Guide Price £175,000

An extremely well maintained and presented ground floor Apartment that has been recently re-decorated and re-carpeted that is situated within this popular development close to local amenities.

\* Reception Hall \* Lounge/Dining Room\* Fitted Kitchen \* Two Bedrooms - Master with En-Suite Shower Room \* Bathroom \* Allocated Car Parking Space \* Gas Central Heating System \* PVCu Double Glazed Windows \* No Upward Chain

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248





## 14 The Briars, Aldridge



Through Lounge/Dining Room



Through Lounge/Dining Room



Modern Fitted Kitchen



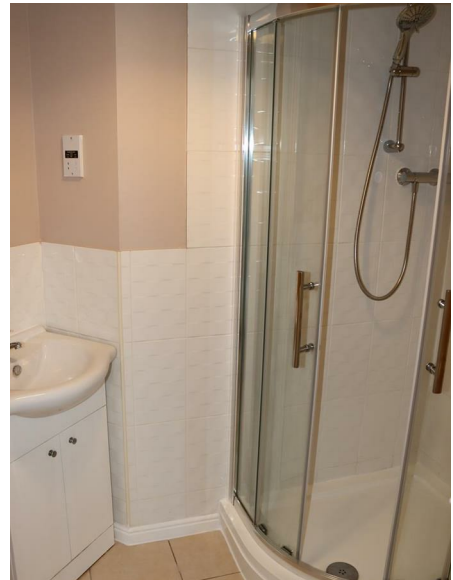
# 14 The Briars, Aldridge



Bedroom One



En Suite Shower Room



Bathroom



Front Elevation

## 14 The Briars, Aldridge

This extremely well maintained and presented ground floor Apartment offers excellent accommodation that has been recently re-decorated and re-carpeted and is situated in this popular development, within easy reach of 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 club, running, football and squash facilities and the hockey Club plays on the all weather surfaces at Oak Park, Walsall Wood. The splendid Druids Heath Golf Club is located off Stonnall Road.

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 of the following:

### **RECEPTION HALL**

#### **THROUGH LOUNGE/DINING ROOM**

7.70m x 2.82m (25'3 x 9'3)

PVCu double glazed bay window to rear elevation, feature fireplace with modern electric fire fitted, two central heating radiators, three ceiling light points, TV, satellite and telephone points.

#### **MODERN FITTED KITCHEN**

3.99m x 2.01m (13'1 x 6'7)

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

#### **BEDROOM ONE**

4.22m x 2.64m (13'10 x 8'8)

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

#### **EN SUITE SHOWER ROOM**

having tiled shower cubicle, vanity wash hand basin with storage cupboard below, WC, electric shaver socket, ceiling light point, tiled floor, extractor fan and central heating radiator.

#### **BEDROOM TWO**

2.59m x 2.41m (8'6 x 7'11)

PVCu double glazed window to rear elevation, central heating radiator, laminate floor covering and ceiling light point.

# 14 The Briars, Aldridge

## BATHROOM

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

## OUTSIDE

## ALLOCATED CAR PARKING SPACE

please note that no commercial vehicles are allowed to be kept on site.

## COMMUNAL WELL KEPT GROUNDS

## GENERAL INFORMATION

**TENURE** We understand the property is Leasehold with an extended lease for a term of 125 years from 1st January 2022 subject to a Ground Rent of £350pa and current Service Charge of £1043.40pa.

**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.



# 14 The Briars, Aldridge



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