



155 The Briars, Aldridge,
Walsall, WS9 8AQ

Offers in the Region Of £165,000

Aldridge

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Set within easy reach of the excellent amenities of the centre of Aldridge and with access to highly regarded schools and superb transport links nearby, this fabulous, second floor apartment boasts immaculately presented accommodation with an internal viewing essential to fully appreciate all it has to offer.

Accessed via a communal entrance hallway with stairs to all floors and security intercom entry system, internal inspection reveals a welcoming entrance hallway with built in storage cupboard & separate airing cupboard, light and airy lounge/dining room with window to the front elevation and door leading into the beautifully appointed kitchen which features a range of wall/base units, integrated oven and hob with extractor over and plumbing for a washing machine.

Completing the accommodation, bedroom one is a good-sized double bedroom with fitted wardrobes and walk-in dressing room and there is a further bedroom with Juliet Balcony and shower room with suite comprising WC, wash basin and double walk-in shower cubicle with mains shower over.

Externally, there are neatly maintained communal grounds and an allocated parking space with ample, additional visitor parking available.





Property Specification

Lounge Area -	4.41m (14'5") x 2.90m (9'6")
Dining Area -	2.90m (9'6") plus recess x 2.68m (8'10")
Kitchen -	4.01m (13'2") max x 2.00m (6'7") max
Bedroom 1 -	4.15m (13'7") x 2.70m (8'10") max
Dressing Area -	2.08m (6'10") max x 1.72m (5'8") max
Bedroom 2 -	2.58m (8'5") plus recess x 2.34m (7'8")
Shower Room -	2.25m (7'5") x 2.02m (6'8") max

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 23rd February 2024

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage
Council tax band: B
Tenure: Leasehold 105 years remaining, lease from 01.01.2004.
Ground Rent: £150
Service Charge: £1082.88

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales		EU Directive 2002/91/EC

Map Location

