

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk



- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- SPACIOUS THROUGH LOUNGE / DINER
- OPEN PLAN MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- COMMUNAL HALLWAYS & DIRECT ACCESS TO APARTMENT
- ONE ALLOCATED PARKING SPACE
- SOUGHT AFTER LOCATION
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



***ALDRIDGE SQUARE, PERRY BARR, B42 2GQ - OFFERS IN THE REGION OF £125,000***

Acres are delighted to offer for sale this spacious ground floor, modern one double bedroom apartment with a great life of lease remaining and low ground rent and service charge! Situated on the ground floor and accessed via communal hallway or direct access into living room with front door leading into; hallway, spacious living / dining room sweeping into open plan modern kitchen, one double bedrooms with built in wardrobe and a modern family bathroom. This property has stunning well-manicured communal gardens along with one allocated parking space allowing secure off road parking. Benefiting from double glazing and gas central heating (both where specified). Early viewings are essential before it's too late! IDEAL FIRST TIME BUY - NO UPWARD CHAIN!

Accessed via communal hallway or through double doors leading into open plan living / dining room. Accessing via communal hallway leading to front door into;

HALLWAY: 6'9 max, 3'9 min x 5'8: Storage cupboard and doors into;

LOUNGE/DINER: 11'4 max, 8'3 min x 18'11: A great size living / dining area with two electric heaters and double glazed double doors to front and open plan with;

FITTED KITCHEN: 10'6 x 7'5: A modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and integrated fridge freezer.

BEDROOM ONE: 9'0 x 14'3 max, 10'4 min: A great size double bedroom with built in storage system, radiator and double glazed window to front.

BATHROOM: 6'7 x 7'2: A modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window.

COMMUNAL GARDEN: Well manicured gardens and allocated parking. The property benefits from one allocated parking space.

TENURE: We have been informed by the vendors that property is Leasehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: A.

VIEWING: Recommended via Acres on 0121 358 6222.





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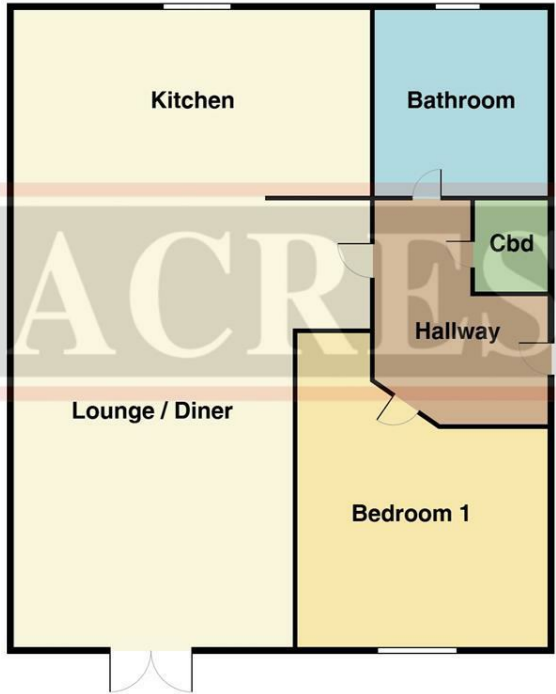
COUNCIL TAX : A

VIEWING: Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>82</b>	<b>82</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		
England & Wales		
EU Directive 2002/91/EC		



Apt 1, 8 Aldridge Square, Great Barr, B42 2GQ



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

