



Bridgeside Close
Brownhills

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom top floor apartment ideal for first time buyers and investors.

The property is set on a modern canal side development and is within walking distance of a wide range of local amenities in both Brownhills and Walsall Wood.

The property briefly comprises: entrance lobby, hallway, open plan lounge-diner, kitchen, two bedrooms and bathroom. There are electric heaters throughout provided heating.

It is situated in Brownhills, within 5 minutes walk of local amenities, including a variety of shops. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with it's tourist links and Garrick Theatre, being approximately 4 miles away.

HALLWAY:

Laminate flooring, ceiling light points and doors off to, bathroom, two bedrooms, kitchen, airing cupboards and lounge.

LOUNGE:

6.00m (19' 8") x 2.94m (9' 8")
Laminate flooring, ceiling light points, electric heater and windows to rear and side.

MODERN FITTED KITCHEN:

2.77m (9' ") x 6.20m (20' 4")
Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, space and plumbing for washing machine and fridge-freezer, tiled flooring, ceiling light point and window to front.

BEDROOM ONE:

3.37m (11' 1") x 2.85m (9' 4")
Built in wardrobe, carpeted flooring, electric radiator, ceiling light point and window to rear.

BEDROOM TWO:

2.24m (7' 4") max x 3.37m (11' 1") max
Built in wardrobe, carpeted flooring, ceiling light point, electric radiator and window to rear.

FAMILY BATHROOM:

Suite comprising: bath with shower attachments and screen, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling lights and towel rack radiator.

EXTERNALLY:

Externally the property features: one allocated parking space plus visitor parking.

TENURE:

We have been advised that there is around 992 years remaining on the lease. The





service charge and ground rent total approx £2238.14 p.a.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



