



Bridgeside Close , Clayhanger



2



1



1

£135,000



Key Features

- Popular location
- First floor apartment
- Two bedrooms
- Neutrally decorated throughout
- Fitted Kitchen
- Large Lounge
- EPC rating C
- Leasehold





*****IDEAL FOR FIRST TIME BUYERS AND INVESTORS***** Located on the Walsall Wood border, in between Brownhills and Aldridge, which is a short drive away, offering boutiques, banks, good schools, eateries, parks, shops and transport links. Amongst the local sports and recreational facilities are the Oak Park Leisure centre and the fabulous Fairlawns hotel, spa and health centre. The area has several good primary and secondary schools.

The property briefly comprises; Spacious lounge, kitchen, 2 bedrooms, a modern family bathroom, hall and allocated parking. Early viewing is highly recommended.

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Tenure: Leasehold

Council tax band: B

EPC: C

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £49 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.



Entrance hallway

Entrance hallway having window over looking the front aspect and giving access to the internal hallway.

Lounge

Spacious lounge/diner having a window at each end of the room over looking both the front and rear communal areas.

Kitchen

Having fitted wall and base units with contrasting work top and integrated oven, hob and extractor.

Bedroom one

Master double bedroom.

Bedroom two

Double bedroom benefitting from built in wardrobes.

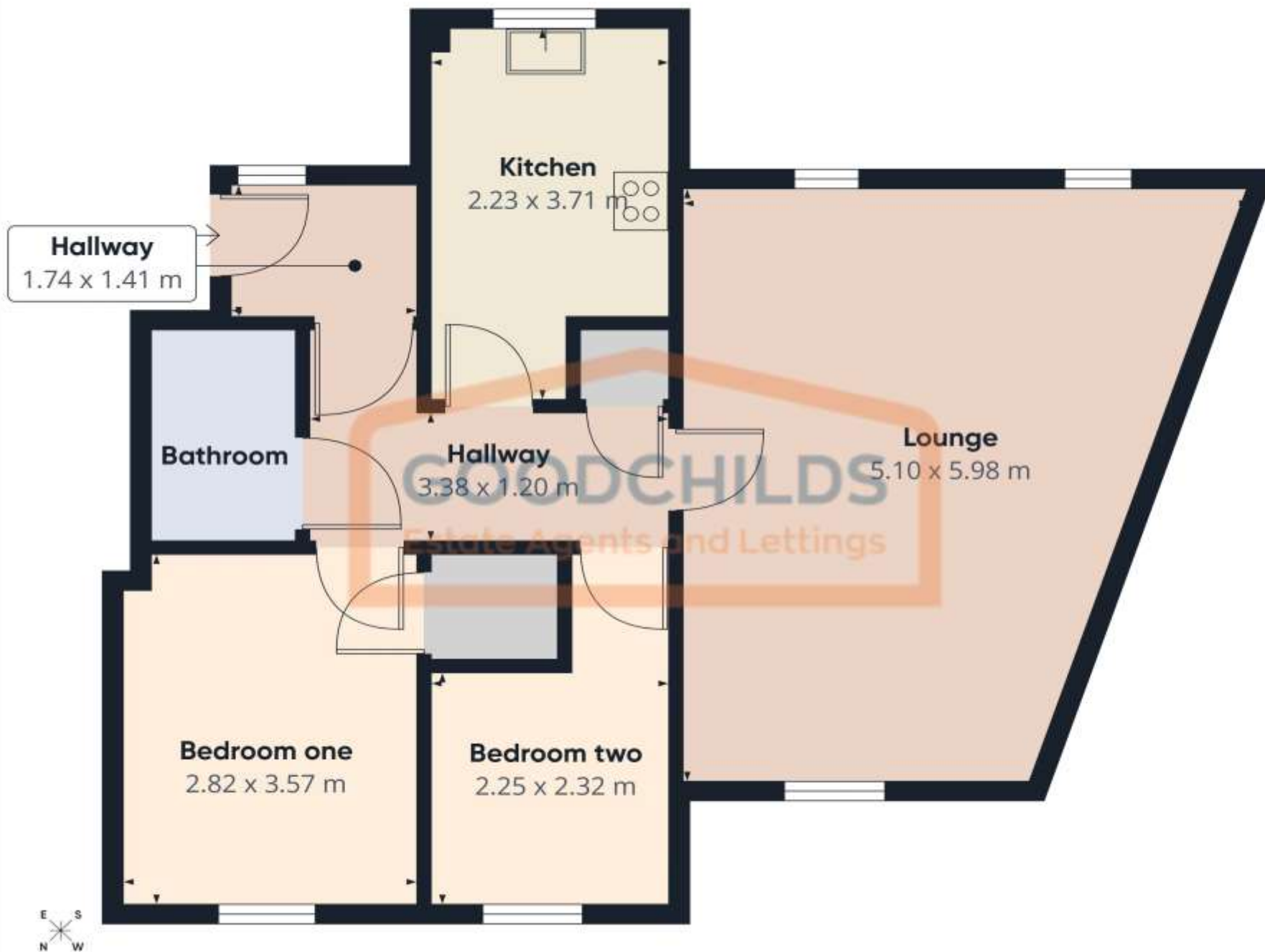
Bathroom

The bathroom has a bath with shower over, a basin and w.c.

Communal grounds

Very well kept communal gardens with one allocated parking space.



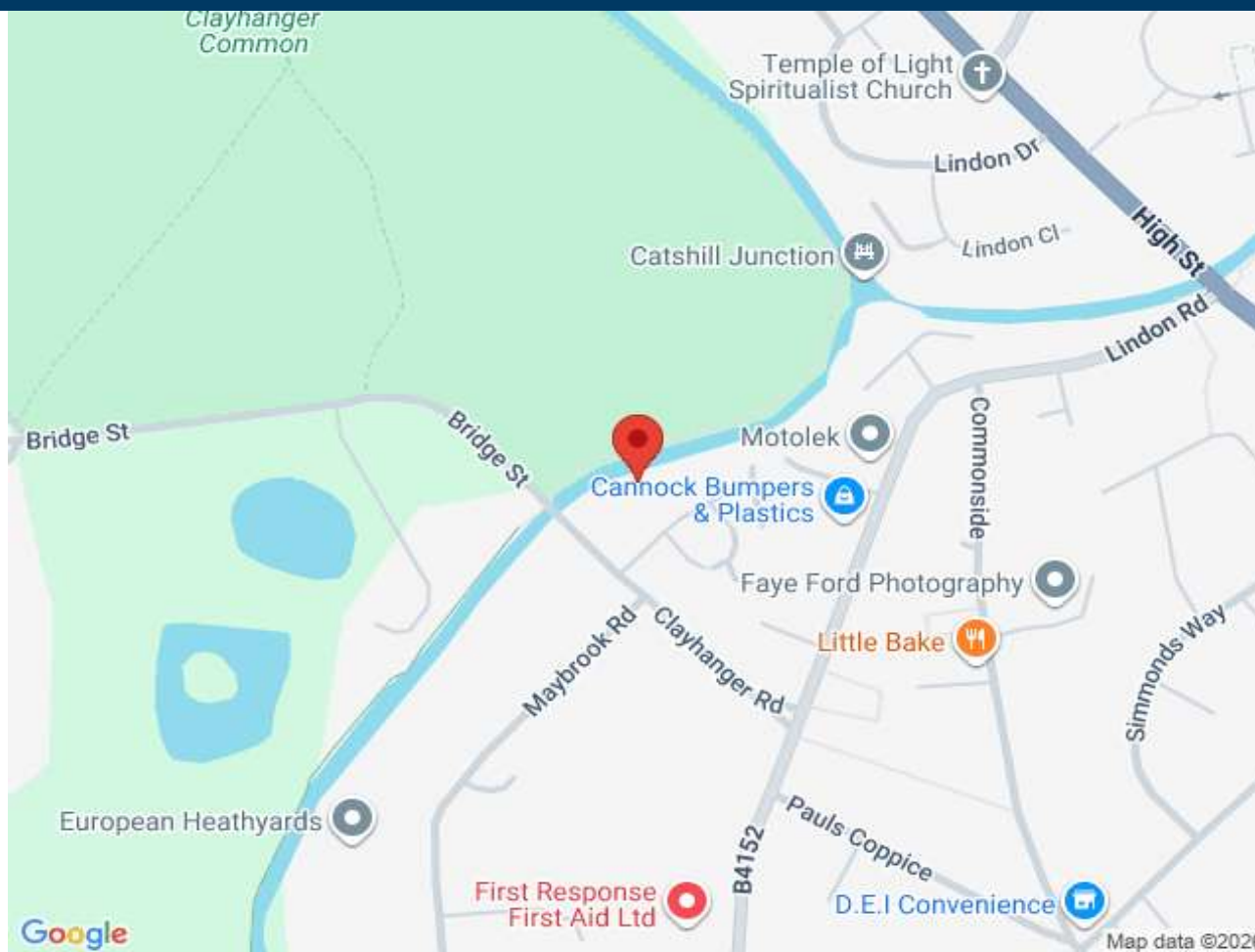


Approximate total area⁽¹⁾
60.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		B4 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

