PAUL CARR Estate Agents Sales & Lettings

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19 The Briars, Aldridge, Walsall, WS9 8AQ

Offers in Excess of £140,000

Accommodation:

The entrance hallway provides access to all principal accommodation and benefits from three ceiling light points, radiator, two useful storage cupboards, one housing the boiler, telecoms point and doors leading off to the remaining rooms. The dining area provides a versatile reception space with ceiling light point and radiator, with a door leading into the kitchen and an open-plan connection through to the lounge. The lounge is a bright and comfortable main reception room, featuring two ceiling light points, radiator and a double glazed bay window. The fitted kitchen comprises a range of wall and base cupboard units, stainless steel sink with drainer, integrated four-ring gas hob and oven, space for fridge freezer, plumbing for washing machine and a double glazed rear-facing window. Bedroom one is a well-proportioned double bedroom with ceiling light point, radiator, double glazed window and built-in wardrobe, together with a door leading to the en-suite shower room. The en-suite is fitted with a shower cubicle with shower over, low flush WC, wash hand basin, radiator and ceiling light point. Bedroom two benefits from a ceiling light point, radiator and double glazed French-style doors opening onto a Juliet balcony. The family bathroom comprises a bath, wash hand basin and low flush WC, together with radiator, ceiling light point and obscure double glazed window.

Outside:

The apartment benefits from well-maintained communal grounds surrounding the development, providing attractive shared outdoor space. An allocated parking space is also provided, offering convenient off-road parking for residents.

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.

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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Measurements:

Entrance Hallway

Dining Area -	9' 2" x 8' 7"	(2.79m x 2.61m)
Lounge -	9' 2" x 14' 5"	(2.79m x 4.39m)
Kitchen -	13' 1" x 6' 4"	(3.98m x 1.93m)
Bedroom One -	8' 7" x 13' 4"	(2.61m x 4.06m)
Ensuite -	5' 2" x 6' 8"	(1.57m x 2.03m)
Bedroom Two -	7' 6" x 9' 0"	(2.28m x 2.74m)
Bathroom -	7' 2" x 5' 6"	(2.18m x 1.68m)

Viewer's Notes:

Tenure: Leasehold
Years Remaining - 75 years
Service Charge - £1147.74 (£573.87 per 6 months)
Ground Rent - £300 p/a

Council Tax Band: B

Connected Services: Gas, water, electric & drainage







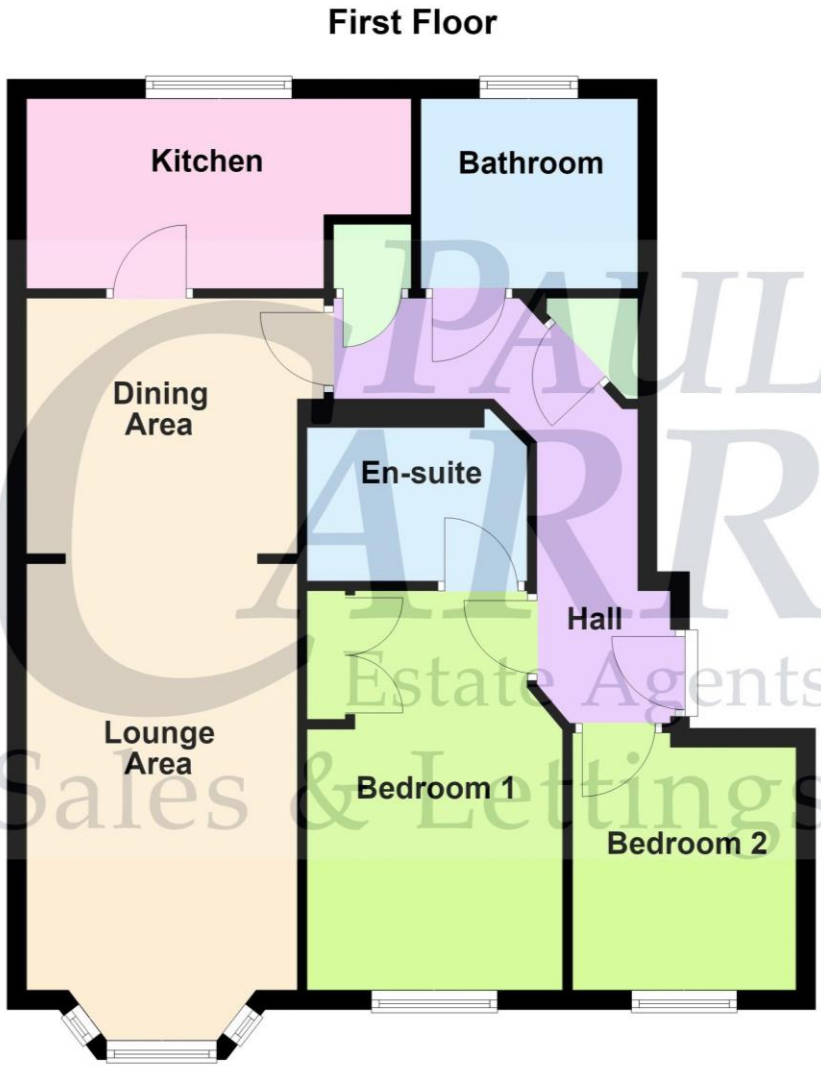




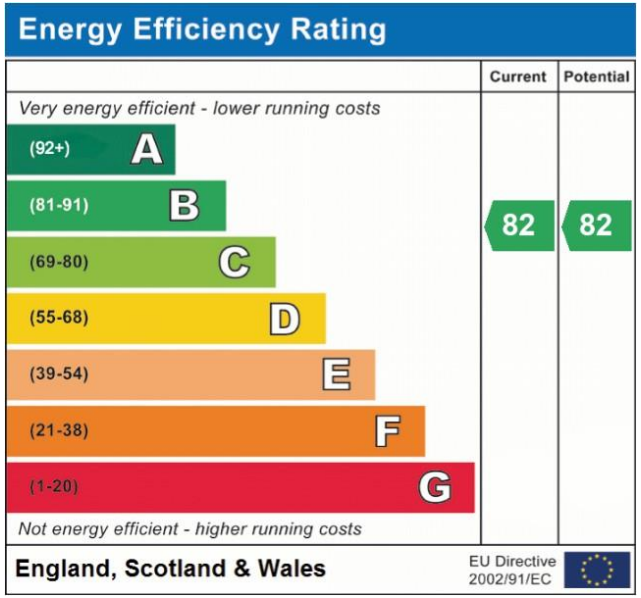


Floor Plan

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



Energy Performance Rating



Map Location













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