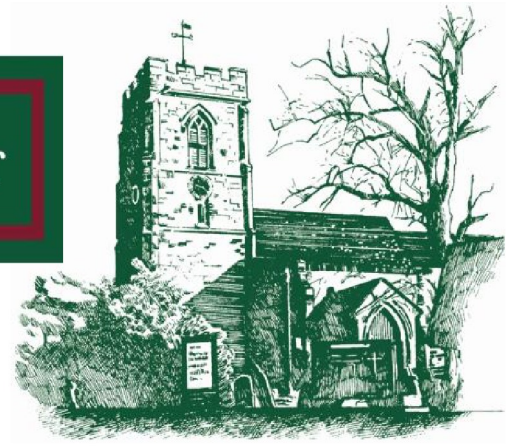


CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . at its best

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22 The Briars, Aldridge, Walsall, WS9 8AR

£995 Per Month

****MINIMUM HOUSEHOLD INCOME OF £30,00 REQUIRED** * AVAILABLE NOVEMBER** *TOP FLOOR APARTMENT** *SOUGHT AFTER LOCATION** * WALKING DISTANCE TO ALDRIDGE TOWN CENTRE** *TWO BEDROOMS** * EN SUITE TO MASTER BEDROOM** *FULLY FURNISHED****

An immaculately fully furnished apartment situated in this sought after location , within walking distance of Aldridge Town Centre.

This immaculately presented two bedroom second floor apartment comes fully furnished and is available from November.

Comprising in more detail of secure intercom entrance system, stairs to second floor and front door opening to, entrance hallway, dining room opening to lounge area, fully fitted kitchen, master bedroom with en suite bathroom, second bedroom, family bathroom , gas central heating and double glazing.



Paragraph

****MINIMUM HOUSEHOLD INCOME OF £30,00 REQUIRED****
AVAILABLE NOVEMBER **TOP FLOOR APARTMENT****
****SOUGHT AFTER LOCATION** ** WALKING DISTANCE TO**
ALDRIDGE TOWN CENTRE **TWO BEDROOMS** ** EN**
SUITE TO MASTER BEDROOM **FULLY FURNISHED****

Entrance Hallway

Having door to useful storage, door to cupboard housing gas boiler, doors to

Dining Room

9'6" x 8'9" (2.91 x 2.67)

Having dining table and chairs, sideboard cabinet, opening to Lounge.

Lounge

9'6" x 14'6" (2.92 x 4.44)

Having double glazed window, central heating radiator, two, two seater settees, tv cabinet and TV, side tables.

Kitchen

12'11" x 6'7" (3.96 x 2.01)

Having double glazed window, stainless steel sink unit with a range of matching wall and base units, work surfaces, built in oven and hob, washing machine, dishwasher, tumble dryer, free standing fridge freezer (please note these appliances will be left but will not be repaired or replaced)

Bedroom One

8'8" x 13'7" (2.66 x 4.16)

Having double glazed window, central heating radiator, built in wardrobes, door to en suite.

En Suite

Having heated towel rail, vanity wash hand basin, low level flush wc, walk in shower cubicle with mains shower.

Bedroom Two

7'9" x 8'3" (2.37 x 2.54)

Having double glazed window, central heating radiator, sofa bed.

Family Bathroom

5'10" x 7'6" (1.78 x 2.29)

Having double glazed window, central heating radiator, wash hand basin, low level flush wc, bath with shower over.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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