



27 The Briars, Aldridge,
Walsall, WS9 8AQ

£140,000

Aldridge

£140,000



Paul Carr Estate Agents are delighted to present to market this well-presented, ground floor apartment, situated in a popular location within easy reach of Aldridge centre with its range of local amenities and offered for sale with no onward chain.

The property features an open-plan lounge / dining room with a bay window to the front and a feature fireplace, providing a comfortable main living and dining space. The kitchen is fitted with a range of units, integrated oven and hob, and plumbing for a washing machine.

The main bedroom is a generous double room with built-in wardrobes and an en-suite shower room including a mains-fed shower, WC and wash basin. The second bedroom is a single room, suitable for a guest room or study. The main bathroom is fitted with a white suite comprising WC, wash basin and bath.

Externally, the flat is set within neatly tended communal grounds and benefits from an allocated parking space together with additional visitor parking.

Aldridge offers a selection of supermarkets, independent shops, cafés and everyday services, along with nearby schools and green spaces, including local parks for walking and recreation.

Public transport links are accessible from Aldridge, with regular bus services connecting to Walsall, Sutton Coldfield and surrounding areas. For rail travel, Blake Street and Walsall stations are reachable by car, providing services towards Birmingham and Lichfield, with typical journey times into Birmingham New Street of around 25-35 minutes, depending on route and connection.





Property Specification

Hall

Lounge Area

4.44m (14'7") plus bay x 2.82m (9'3")

Dining Area

2.82m (9'3") x 2.67m (8'9")

Kitchen

4.01m (13'2") max x 1.98m (6'6") max

Bedroom 1

4.16m (13'8") x 2.67m (8'9") max

En-suite

Bedroom 2

2.56m (8'5") x 2.33m (7'8")

Bathroom

2.18m (7'2") x 1.98m (6'6")

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 £40 + VAT (£48 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.

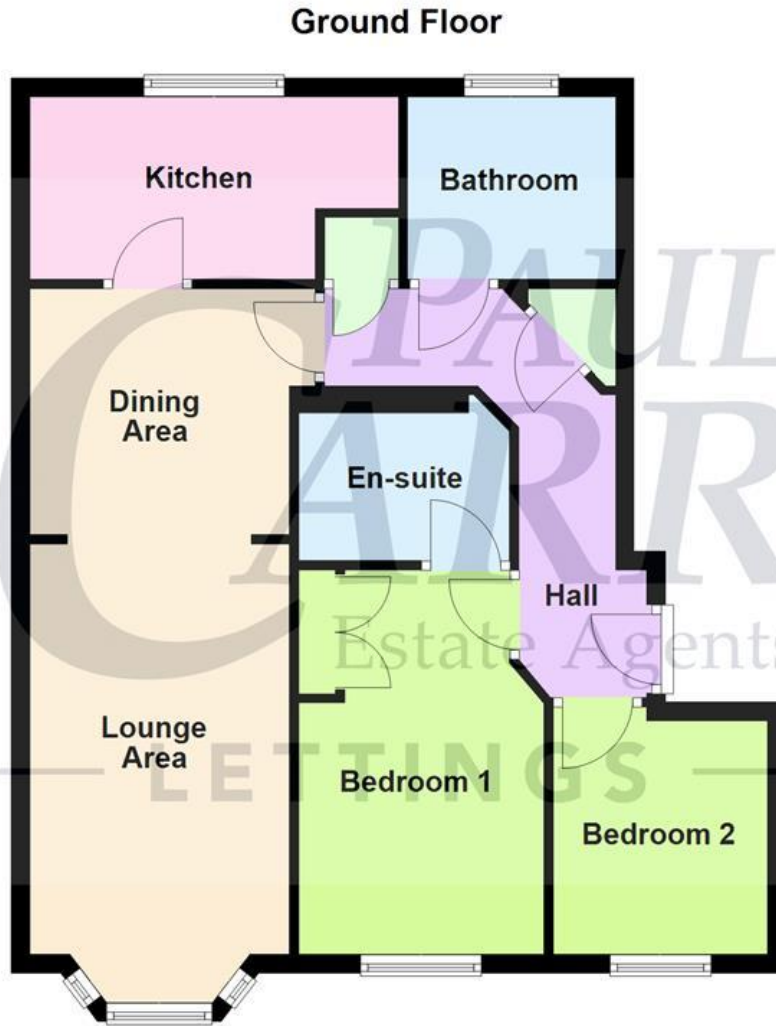
Came on the market:

Viewer's Note

Services connected:	Gas, electricity, water and drainage.
Council tax band:	B
Tenure:	Leasehold - 75 years remaining (99 years from 01.01.2003)
Ground Rent:	£516 per annum
Service Charge:	£1200
Restrictions:	N/A
Other Charges:	N/A

Floor Plan

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



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Plan produced using PlanUp.

Energy Efficiency Rating

NEW
INSTRUCTION
AWAITING
EPC

Map Location

