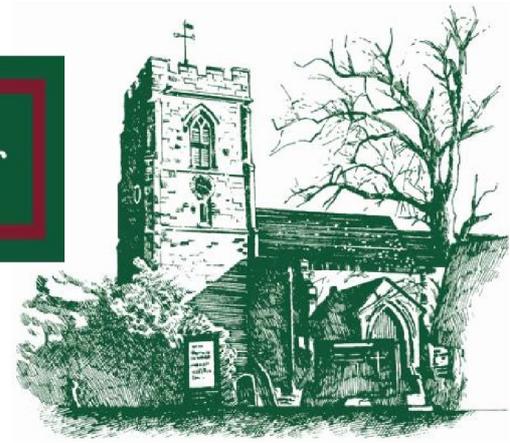


# CHRIS FOSTER & Daughter

INDEPENDENT ESTATE AGENCY . . . *at its best*

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## 10 The Briars, Aldridge, WS9 8AR Guide Price £175,000

A spacious, well presented, modern, second floor apartment situated within this popular development close to Aldridge Village centre. The vendor is in the process of extending the lease to give 167 years.

\* Reception Hall \* Lounge/Dining Room \* Fitted Kitchen \* Two Double Bedrooms - Master with En Suite Shower Room \* Bathroom \* Gas Central Heating System \* PVCu Double Glazing  
\* Allocated Parking Space \* Communal Grounds and Visitor Parking \* Large Storage Loft

Council Tax Band B  
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales  
Company Number: 11253248



# 10 The Briars, Aldridge



Lounge/Dining Room



Lounge/Dining Room

Fitted Kitchen

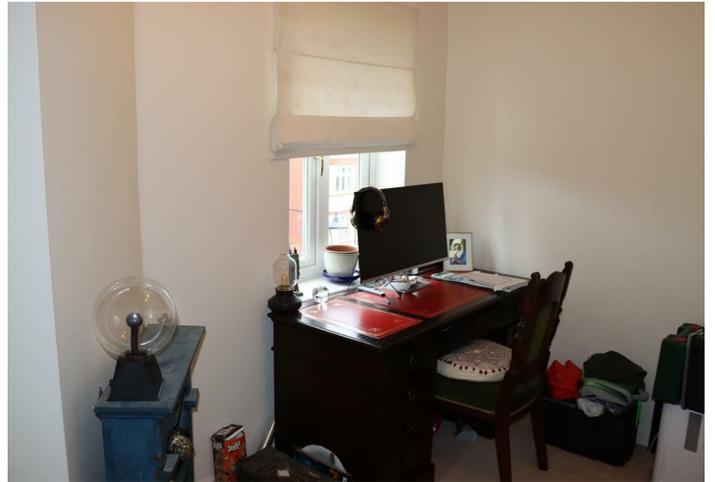


Bedroom One

# 10 The Briars, Aldridge



En Suite



Bedroom Two



Bathroom

# 10 The Briars, Aldridge

A spacious, well presented, second floor apartment forming part of this popular development within easy reach of Aldridge village centre.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village and is splendidly served with a range of good schools including Aldridge School, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary's Grammar school for boys and High school for girls available at Walsall.

Recreational facilities are provided at The Stick and Wicket Club at the Green with cricket, running, football and hockey whilst Aldridge Sailing Club can be found at the junction of Stubbers Green Lane and Barns Lane. The splendid Druids Heath Golf Club is located off Stonnall Road.

Regular public transport services run to many local areas, whilst junction 7 of the M6 motorway at Great Barr is within approximately 5 miles, which gives further access to the M5 and M42 whilst the M6 Toll Road is accessible at Brownhills (5 miles) thus giving easy access to all main centres, Birmingham Airport, International Rail Station and The National Exhibition Centre.

The accommodation, that enjoys the benefit of a gas central heating system and PVCu double glazing, briefly comprises the following:

## **COMMUNAL ENTRANCE**

with stairs to second floor landing.

## **RECEPTION HALL**

entrance door, radiator, access to large storage loft, smoke alarm, central heating thermostat and security intercom to main entrance.

## **LOUNGE/DINING ROOM**

6.20m x 4.17m (20'4 x 13'8)

two PVCu double glazed windows, two radiators, two ceiling light points, television, telephone and satellite sockets and archway to:

## **FITTED KITCHEN**

4.09m x 1.78m (13'5 x 5'10)

PVCu double glazed window, central heating radiator, ceiling light point, door to airing cupboard housing the "Worcester" central heating boiler serving the gas central heating and hot water systems, range of matching wall and base units with complementary roll-edge work surface, tiling to splash prone areas, 1½ bowl stainless steel sink with single drainer and mixer tap over, "Bosch" four-ring gas hob with "Bosch" fan assisted electric oven and integrated extractor fan, full-height integrated fridge/freezer and integrated washer/dryer.

## **BEDROOM ONE**

3.45m x 3.15m (11'4 x 10'4)

PVCu double glazed window, radiator, ceiling light point, triple built-in wardrobe and door to:

## **EN SUITE SHOWER ROOM**

having ceiling light point, extractor fan, shaver point, central heating radiator, suite comprising low flush WC, pedestal hand wash basin, shower cubicle with shower and complementary tiling to splash prone areas.

# 10 The Briars, Aldridge

## **BEDROOM TWO**

4.90m x 2.21m (16'1 x 7'3)

two PVCu double glazed windows, central heating radiator, ceiling light point and electric fuse box.

## **BATHROOM**

having ceiling light point and extractor fan, central heating radiator, suite comprising panelled bath, pedestal hand wash basin, concealed cistern WC with shelf over, shaver point and complementary tiling to splash prone areas.

## **OUTSIDE**

## **ALLOCATED CAR PARKING SPACE**

Please note that no commercial vehicles are permitted to be kept on site.

## **COMMUNAL GROUNDS AND VISITOR PARKING**

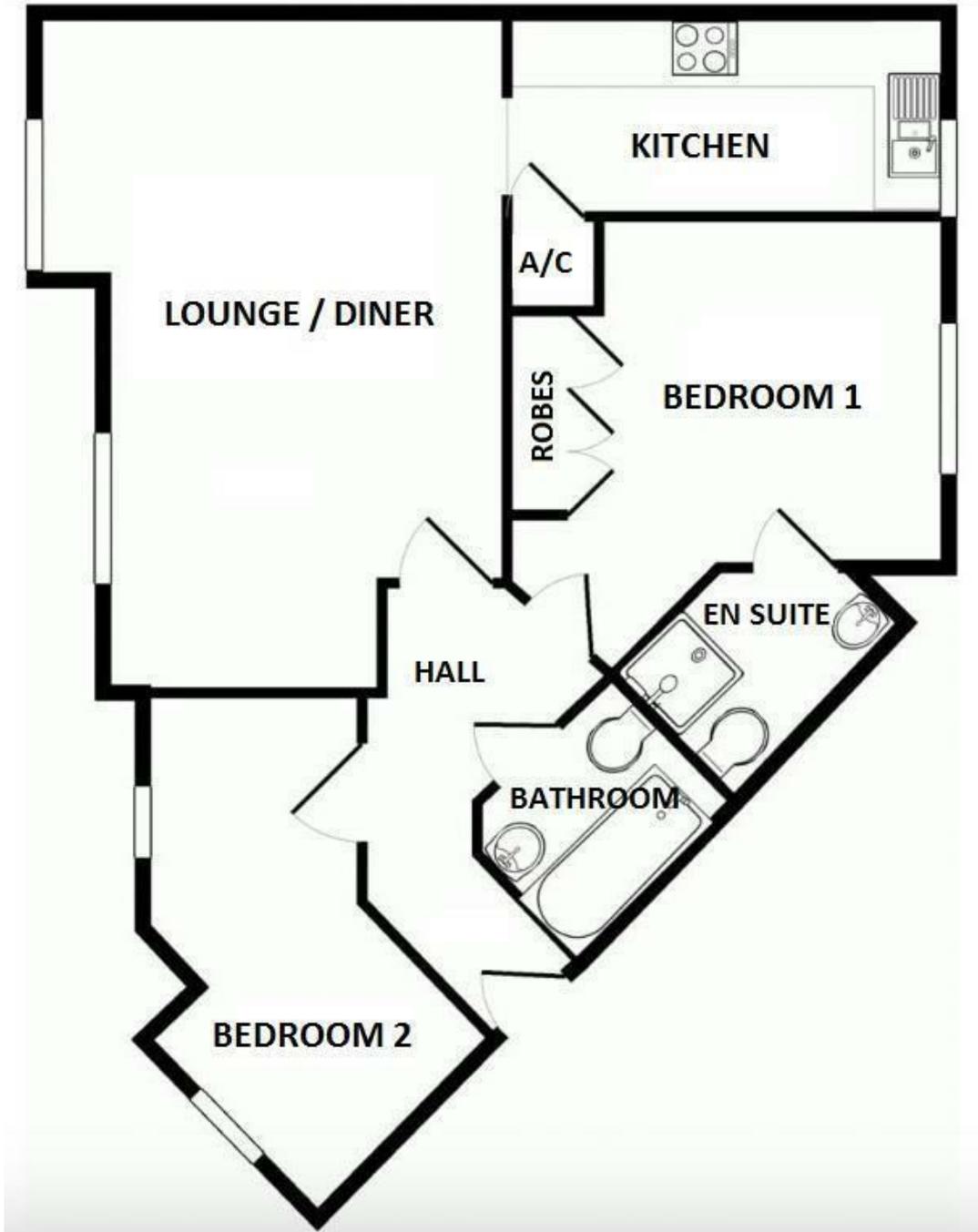
## **GENERAL INFORMATION**

**TENURE** The vendor has recently extended the lease which gives a new term of 167 years. Service Charge £100pcm. Peppercorn Ground Rent.

**SERVICES** All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

**FIXTURES AND FITTINGS** All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

# 10 The Briars, Aldridge



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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