



Plaister Court, Bridle Lane, Streetly
Sutton Coldfield, B74 3HQ

£160,000

This beautifully presented two-bedroom first-floor apartment occupies a highly sought-after position at the top of Bridle Lane on Aldridge Road, Streetly, offering convenient access to a wide range of local amenities, excellent transport links, and nearby green spaces.

Accessed via a residents-only parking area, the property also benefits from an allocated single garage. Offering deceptively spacious and well-maintained accommodation throughout with recently installed efficient, modern electric radiators, the apartment is entered via a welcoming hallway with a useful storage cupboard and doors leading to all principal rooms.

The bright and generously proportioned lounge/dining room provides an excellent space for both relaxing and entertaining. Enjoying a dual-aspect outlook with windows to the front and side, the room is flooded with natural light and flows seamlessly into the adjoining kitchen. The kitchen is fitted with a range of matching wall and base units complemented by work surfaces, incorporating sink unit, space for freestanding cooker, space and plumbing for a washing machine, along with additional space for further white goods.

The spacious principal bedroom benefits from fitted wardrobes, providing excellent storage, while the second bedroom is also generously sized, making it ideal as a guest room, home office, or nursery.

Completing the accommodation is a well-appointed bathroom comprising a panelled bath with electric shower over, wash hand basin, low-flush WC and useful storage cupboard.

Externally, the apartment is set within well-maintained communal grounds and enjoys the added benefit of a residents-only parking area together with an allocated single garage.

This is an excellent opportunity for first-time buyers, downsizers, or investors to acquire a spacious apartment in one of Streetly's most desirable residential locations.

Tenure: We can confirm the property is Leasehold with approximately **137** years remaining

Service Charge: £1340 per annum

Ground Rent: £100.00 per annum

Council Tax Band: We can confirm the Council Tax Band is B payable to Walsall Council.

Services Connected: Mains electric, water and drainage

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464 or via Streetly@paulcarrestateagents.co.uk



Accommodation

Entrance Hall

Lounge Diner 16' 10" x 12' 0"
(5.13m x 3.65m)

Kitchen 10' 4" x 6' 11"
(3.15m x 2.11m)

Bedroom One 11' 8" to wardrobes x 8' 11"
(3.55m x 2.72m)

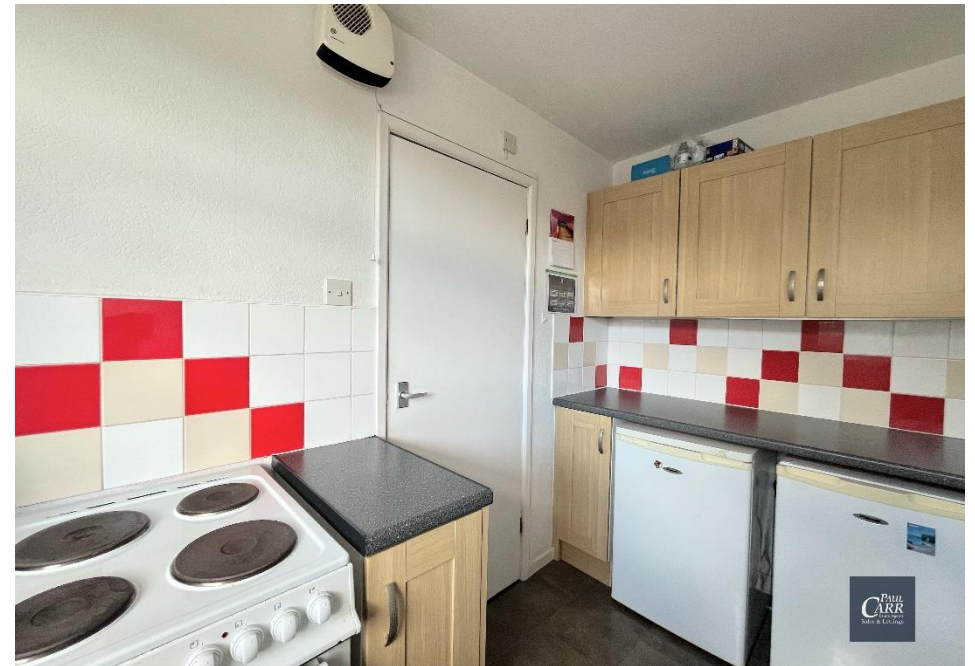
Bedroom Two 10' 3" x 8' 5"
(3.12m x 2.56m)

Bathroom 7' 1" max x 6' 4" max
(2.16m x 1.93m)

Outside

Garage (unmeasured)

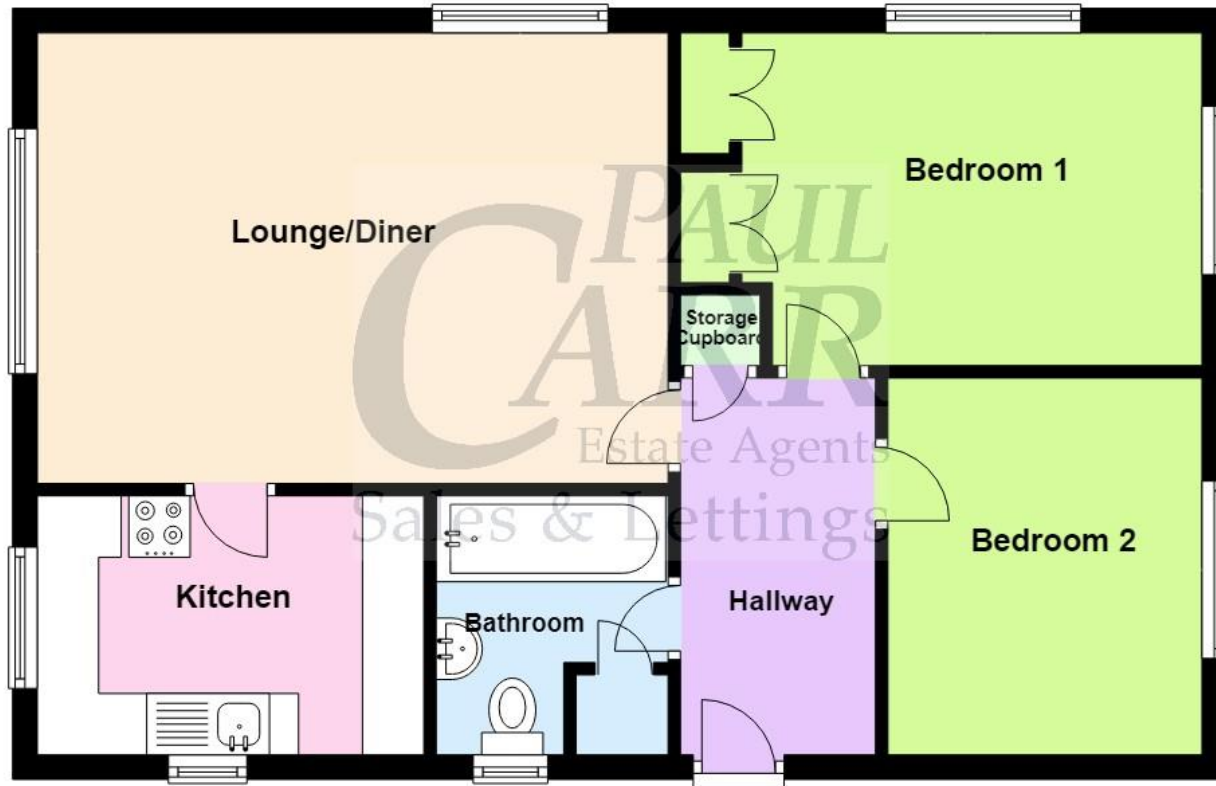




Floor Plan

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

First Floor

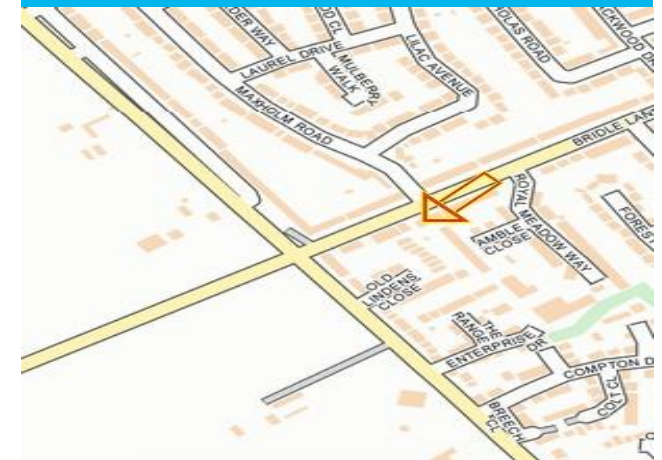


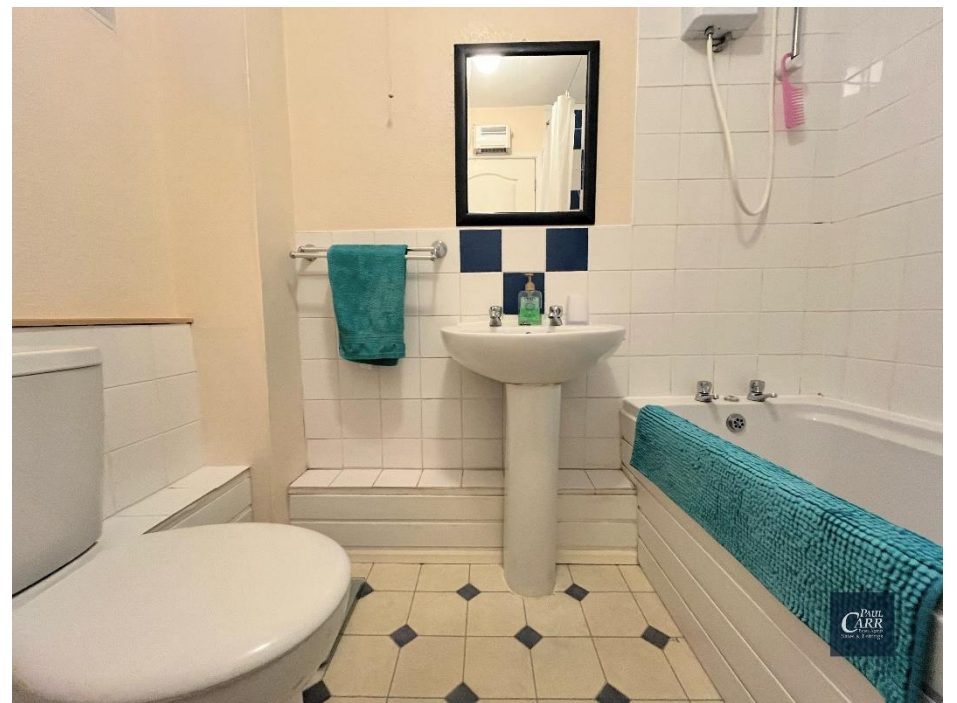
*This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.*

Energy Performance Rating

**NEW INSTRUCTION
AWAITING
ENERGY
PERFORMANCE
CERTIFICATE**

Map Location







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. Came on the market:

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.