



44 Burnfields Way, Aldridge
Walsall, WS9 8BE

Offers in the Region Of £155,000

Aldridge

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This immaculate second-floor 2-bedroom flat is offered for sale in a sought-after area of Aldridge, Walsall, and will appeal to both first-time buyers and investors. Viewing is recommended at the earliest possible opportunity.

The property comprises a spacious, light and airy lounge diner, a well-planned kitchen, one double bedroom and one single bedroom, together with a modern bathroom.

A security intercom system provides controlled access to the building, and the flat benefits from an allocated parking space along with ample visitors parking.

Situated within walking distance of Aldridge Village, the property enjoys convenient access to a range of local amenities including supermarkets, independent shops, cafés and everyday services. Aldridge is well-regarded for its schooling options and community facilities, with parks and green spaces nearby offering opportunities for walking and recreation.

Public transport links are readily available from Aldridge, with regular bus services connecting to Walsall, Sutton Coldfield and Birmingham. Walsall railway station, accessible by a short drive or bus journey, offers services towards Birmingham New Street and beyond, providing useful commuter connections. Major road links, including the A454 and A461, give straightforward access to the wider West Midlands and motorway network.

Overall, this flat presents a well-positioned home close to Aldridge Village amenities, offering practical features such as allocated parking and secure entry, and representing an attractive option for first-time buyers or investors looking for a property in this popular area.





Property Specification

SECOND FLOOR APARTMENT
TWO BEDROOMS
WELL PRESENTED THROUGHOUT
SPACIOUS LOUNGE DINER
FITTED KITCHEN

Lounge Diner
6.50m (21'4") x 2.90m (9'6")

Bedroom One
3.10m (10'2") max x 3.10m (10'2")

Bedroom Two
10' 2" x 6' 7" (3.10m x 2.01m)

Kitchen
10' 2" x 6' 7" (3.10m x 2.01m)

Bathroom

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.

Viewer's Note:

Services connected: Gas, Electric, Drainage & Water
Council tax band: B
Tenure: Leasehold 101 years remaining, lease from
Ground Rent: £192
Service Charge: £1568

Floor Plan

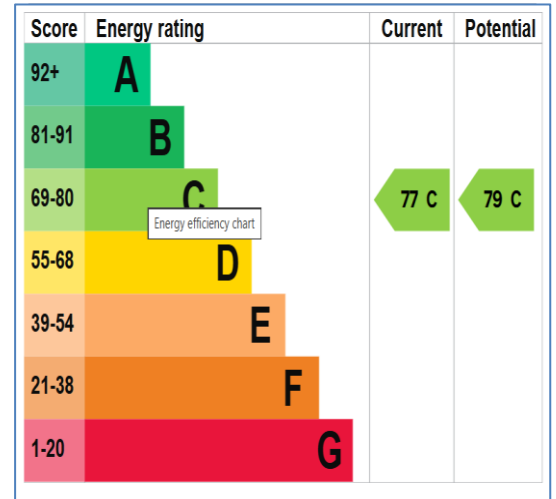
This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



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

Energy Efficiency Rating



Map Location

