



4 Brickyard Court, Brickyard Road,  
Aldridge, Walsall, WS9 8SY

**Offers in the Region Of £150,000**



# Aldridge

## Offers in the Region Of £150,000

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Paul Carr Estate Agents are delighted to offer for sale this two-bedroom flat, situated close to Aldridge centre, offering convenient access to local amenities, public transport links and schools.

The accommodation comprises a light and airy lounge area with a window to the front and open plan with the kitchen. The kitchen is fitted with a range of units and includes an integrated washing machine, oven and a hob with extractor over, creating a practical open-plan living space.

There is one double bedroom and one single bedroom, together with a bathroom fitted with a white suite including bath, WC and wash basin.

Externally, the property benefits from a gated car park with an allocated parking space and additional visitor parking.

The apartment is well located for Aldridge centre, which provides supermarkets, independent shops, cafés and everyday services. Public transport links are available via local bus services connecting Aldridge to Walsall, Birmingham and surrounding areas. Walsall railway station, accessible by a short drive or bus journey, provides regular services towards Birmingham and beyond, offering onward connections for commuters.

This apartment is offered for sale with no onward chain and may appeal particularly to first time buyers and investors looking for a property in a convenient Aldridge location with parking and access to local amenities.





## Property Specification

### Hall

Lounge Area - 4.68m (15'4") x 3.32m (10'11")

Kitchen Area - 3.32m (10'11") x 1.80m (5'11")

Bedroom 1 - 4.47m (14'8") max x 2.84m (9'4")

Bedroom 2 - 3.25m (10'8") x 2.10m (6'11")

### 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: 14th January 2026

**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.

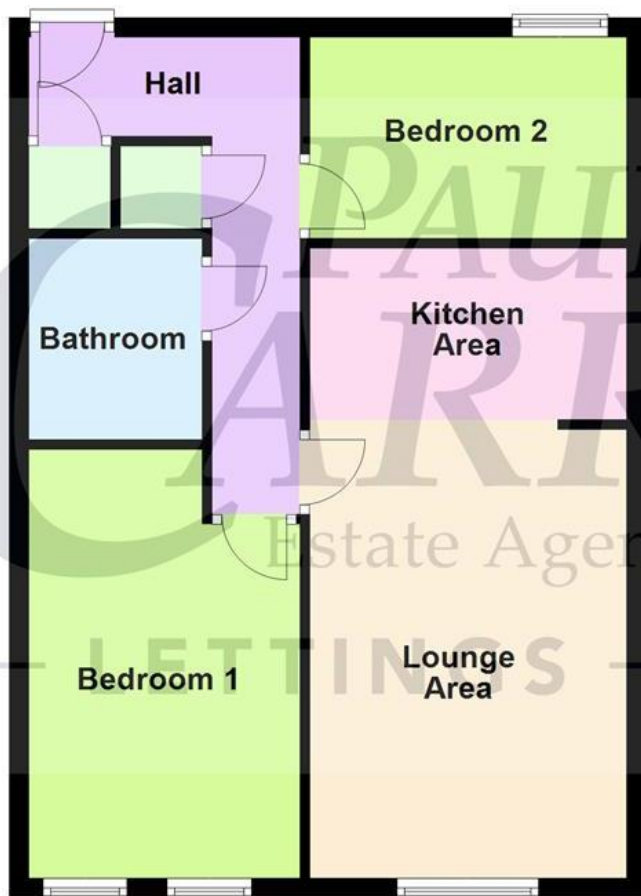
### Viewer's Note:

Services connected: Electricity, water and drainage.  
Council tax band: B  
Tenure: Leasehold - 129 years remaining  
Ground Rent: TBC  
Service Charge: TBC  
Restrictions: TBC

# Floor Plan

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

First Floor



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	86
(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>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

