



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

£150,000

Aldridge

£150,000



Paul Carr Estate Agents are delighted to present to market this beautifully presented two bedroom apartment, set within attractively maintained communal grounds and benefiting from a gated parking area with an allocated parking space and additional visitor parking.

Located on the second floor, the apartment comprises a light and airy lounge area with bay window, open plan to the kitchen, which features fitted units, an integrated oven, hob and washing machine and plumbing for a dishwasher.

Completing the accommodation, there is one double bedroom, one single bedroom, and a bathroom fitted with a white suite comprising WC, wash basin and bath.

The property is well placed for public transport links, with Walsall and Blake Street stations accessible by road for services towards Birmingham and Lichfield, offering typical journey times of around 20-30 minutes into central Birmingham. Local bus routes connect the area with Walsall town centre and surrounding neighbourhoods.

Nearby, Aldridge centre provides a range of local amenities, including supermarkets, everyday shops and cafés, together with nearby schools catering for primary and secondary ages. Residents can also access local green spaces and parks within a short drive, adding to the practicality of the 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: 28th March 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.

Property Specification

Hall

Open-Plan Lounge/Kitchen -

6.25m (20'6") x 3.22m (10'7") plus bay

Bedroom 1 - 4.00m (13'2") x 2.71m (8'11")

Bedroom 2 - 2.71m (8'11") x 2.19m (7'2")

Bathroom - 2.08m (6'10") x 1.92m (6'4")

Viewer's Note:

Services connected:	Electricity, water and drainage.
Council tax band:	B
Tenure:	Leasehold
	150 years from 1st January 2005
	129 Years Remaining
Ground Rent:	£192 p/a
Service Charge:	£1557 p/a

Floor Plan

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

Second Floor



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

