



Lindley House, 338 Chester Road,
Aldridge/Streetly, WS9 0PP

Offers Over £190,000

A beautifully presented two bedroom second floor apartment, situated within the popular Lindley House development on the border of Streetly and Aldridge, within easy reach of local amenities, public transport links, reputable local schools and the ever-popular Sutton Park.

The property is offered for sale in excellent condition throughout and has undergone a number of improvements by the current owner, including a brand new kitchen, making it an ideal purchase for first time buyers, investors or those looking to downsize.

Accessed via a secure intercom entry system, the well-kept communal areas provide staircase access to the second floor, where the apartment itself offers spacious and well-presented accommodation throughout. Internally, the property comprises a welcoming entrance hallway, a generous lounge/dining room with access to a small balcony, a master bedroom with fitted wardrobes and a luxurious en-suite shower room, a second double bedroom and a well-appointed bathroom.

Further practical benefits include a useful storage cupboard and separate boiler cupboard located off the entrance hall, providing excellent additional storage space.

Externally, the property benefits from one allocated parking space, along with visitor parking, all set behind secure electric gates.

This attractive apartment combines modern living, secure parking and a convenient location, making it a fantastic opportunity for a range of buyers. Internal viewing is highly recommended.

Tenure: We can confirm the property is Leasehold and has 101 years remaining.

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

Services Connected: Gas/Electric/Water/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/Dining Room

17' 3" x 11' 10" (5.25m x 3.60m)

Balcony

Kitchen

9' 0" x 9' 5" (2.74m x 2.87m)

Bedroom One

13' 0" (to wardrobe) x 13' 3" (max) (3.96m x 4.04m)

En-Suite

7' 10" x 4' 9" (2.39m x 1.45m)

Bedroom Two

12' 7" x 11' 10" (max) (3.83m x 3.60m)

Bathroom

7' 2" x 6' 5" (2.18m x 1.95m)

Lease information

The lease term was 125 years from April 2003, therefore has 101 years remaining

The service charge is approx. £2,300 per annum

The ground rent is approx. £150 per annum

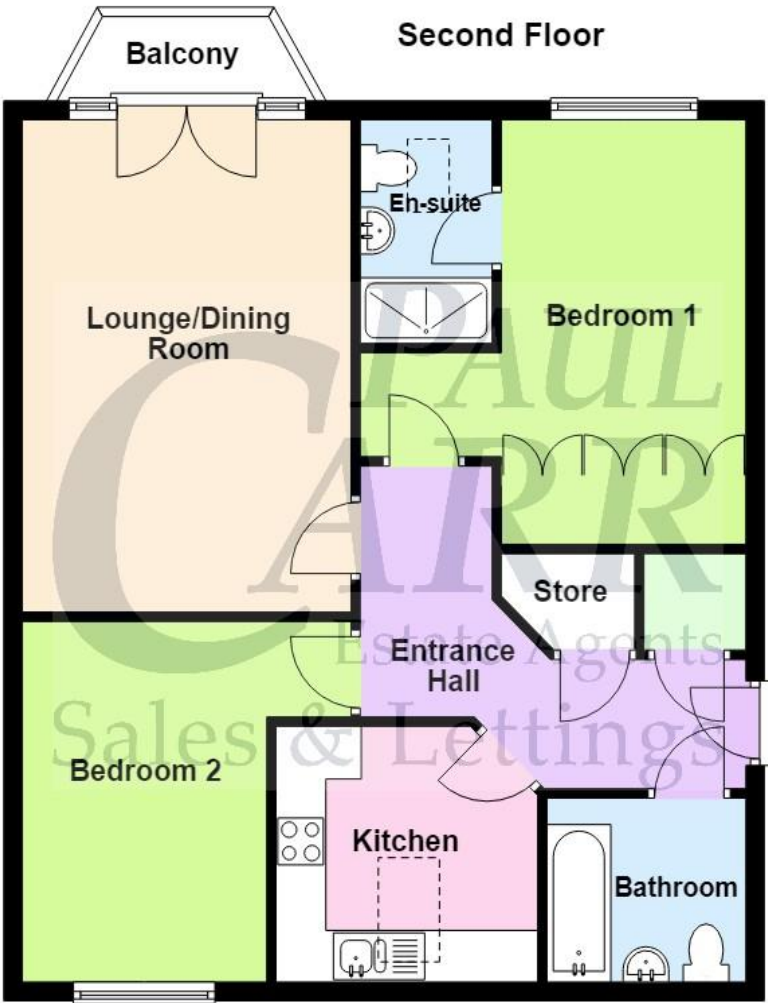
(information provided by the current owner)





Floor Plan

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



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Plan produced using PlanUp.

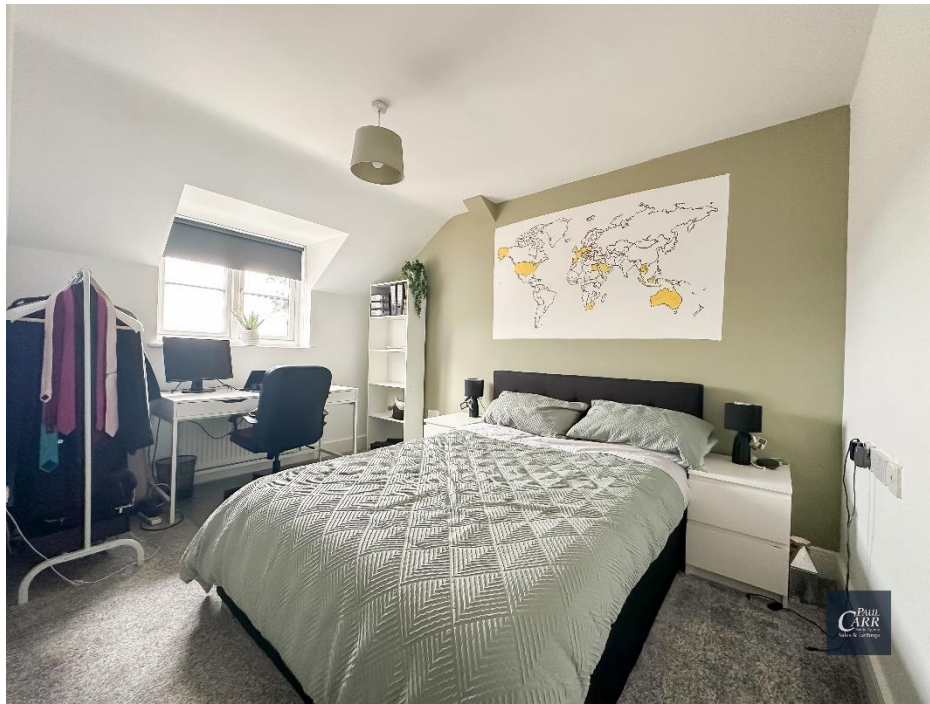
Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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