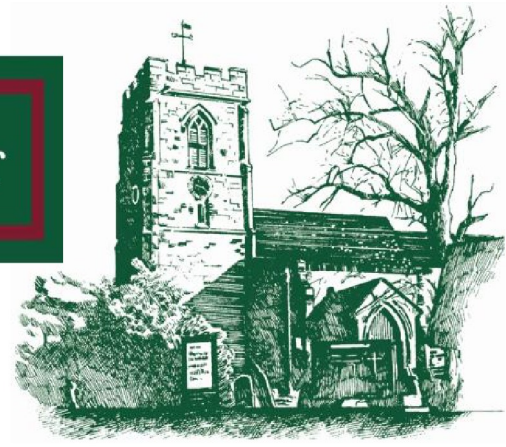


CHRIS FOSTER & Daughter

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10 The Briars, Aldridge, Walsall, WS9 8AR

£900 Per Month

**** AVAILABLE NOW ** * MINIMUM HOUSEHOLD INCOME OF £27,000 REQUIRED ****

A spacious, well presented, modern, second floor apartment situated within this popular development close to Aldridge Village centre.

*** Reception Hall * Lounge/Dining Room * Fitted Kitchen * Two Double Bedrooms - Master with En Suite Shower Room * Bathroom * Gas Central Heating System * PVCu Double Glazing * Allocated Parking Space * Communal Grounds and Visitor Parking * Large Storage Loft.**

EPC Band C. Council Tax Band B.



A spacious, well presented, second floor apartment forming part of this popular development within easy reach of Aldridge village centre.

Aldridge has the benefit of all main shopping facilities including a Morrison superstore in the centre of the village and is splendidly served with a range of good schools including Aldridge School, St Francis of Assisi Catholic Technology College and the highly regarded Queen Mary’s Grammar school for boys and High school for girls available at Walsall.

Recreational facilities are provided at The Stick and Wicket Club at the Green with cricket, running, football and hockey whilst Aldridge Sailing Club can be found at the junction of Stubbers Green Lane and Barns Lane. The splendid Druids Heath Golf Club is located off Stonnall Road.

Regular public transport services run to many local areas, whilst junction 7 of the M6 motorway at Great Barr is within approximately 5 miles, which gives further access to the M5 and M42 whilst the M6 Toll Road is accessible at Brownhills (5 miles) thus giving easy access to all main centres, Birmingham Airport, International Rail Station and The National Exhibition Centre.

The accommodation, that enjoys the benefit of a gas central heating system and PVCu double glazing, briefly comprises the following:

COMMUNALL ENTRANCE
with stairs to second floor landing.

RECEPTION HALL
entrance door, radiator, access to large storage loft, smoke alarm, central heating thermostat and security intercom to main entrance.

LOUNGE/DINING ROOM
20'4 x 13'8 (6.20m x 4.17m)
two PVCu double glazed windows, two radiators, two ceiling light points, television, telephone and satellite sockets and archway to:

FITTED KITCHEN
13'5 x 5'10 (4.09m x 1.78m)
PVCu double glazed window, central heating radiator, ceiling light point, door to airing cupboard housing the "Worcester" central heating boiler serving the gas central heating and hot water systems, range of matching wall and base units with complementary roll-edge work surface, tiling to splash prone areas, 1½ bowl stainless steel sink with single drainer and mixer tap over, "Bosch" four-ring gas

hob with "Bosch" fan assisted electric oven and integrated extractor fan, full-height integrated fridge/freezer and integrated washer/dryer.

BEDROOM ONE
11'4 x 10'4 (3.45m x 3.15m)
PVCu double glazed window, radiator, ceiling light point, triple built-in wardrobe and door to:

EN SUITE SHOWER ROOM
having ceiling light point, extractor fan, shaver point, central heating radiator, suite comprising low flush WC, pedestal hand wash basin, shower cubicle with shower and complementary tiling to splash prone areas.

BEDROOM TWO
16'1 x 7'3 (4.90m x 2.21m)
two PVCu double glazed windows, central heating radiator, ceiling light point and electric fuse box.

BATHROOM
having ceiling light point and extractor fan, central heating radiator, suite comprising panelled bath, pedestal hand wash basin, concealed cistern WC with shelf over, shaver point and complementary tiling to splash prone areas.

OUTSIDE
ALLOCATED CAR PARKING SPACE
Please note that no commercial vehicles are permitted to be kept on site.

COMMUNAL GROUNDS AND VISITOR PARKING

GENERAL INFORMATION

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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