

CHRIS FOSTER & Daughter

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175 The Briars, Aldridge, WS9 8AQ **Guide Price £172,500**

An extremely spacious well presented modern second floor Apartment situated in this sought after development within easy reach of Aldridge Village Centre.

* Communal Hall, Stairs and Landing * Reception Hall * Impressive Lounge/Dining Room *
Modern Fitted Kitchen * Two Bedrooms - Master with En Suite Shower Room * Modern
Bathroom * Allocated Car Parking Space * Gas Central Heating System * PVCu Double Glazing
* Communal Grounds and Visitor Parking * Security Intercom To Main Entrance *

Council Tax Band B
Local Authority - Walsall



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Company Number: 11253248



175 The Briars, Aldridge



Reception Hall



Lounge/Dining Room



Lounge/Dining Room

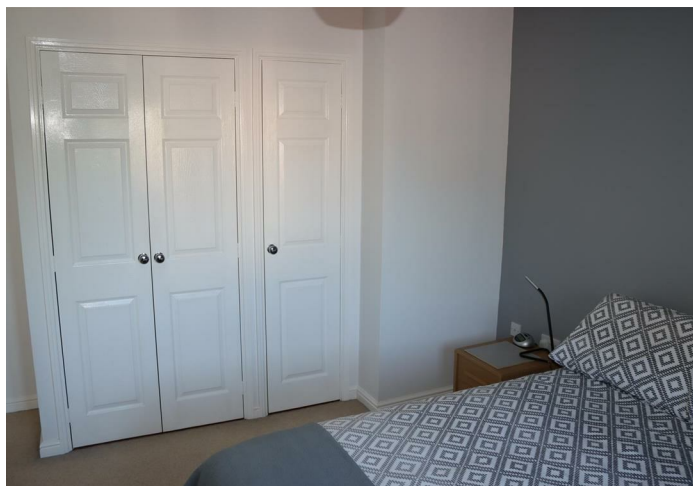


Modern Fitted Kitchen

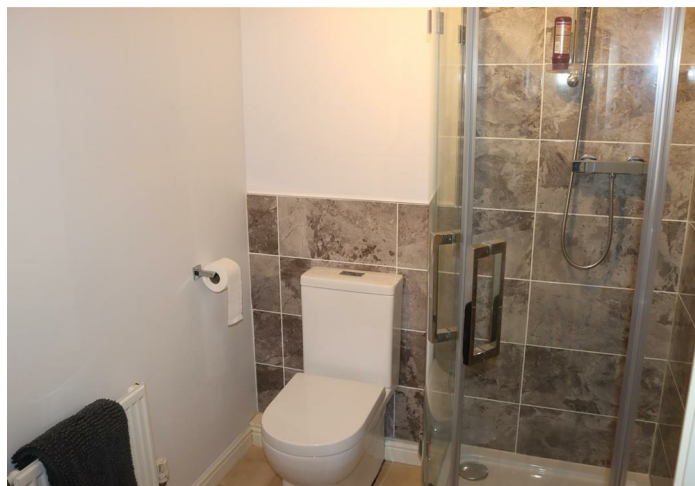


Bedroom One

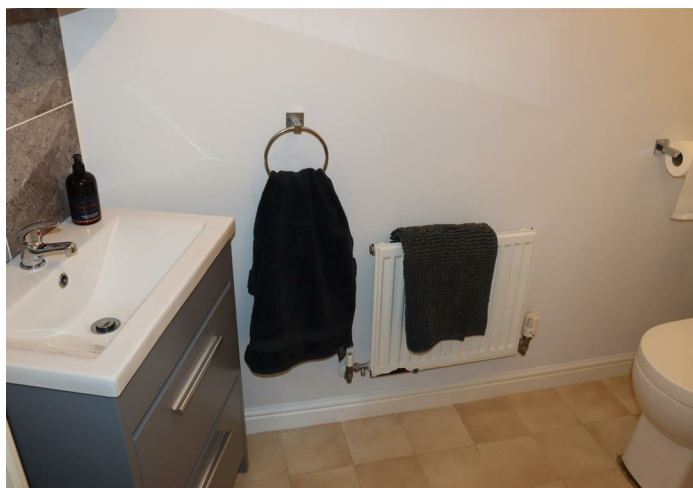
175 The Briars, Aldridge



Bedroom One



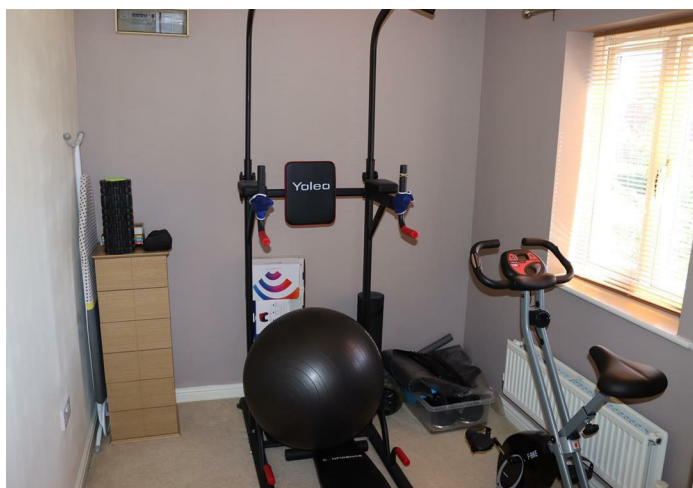
En Suite



En Suite



Bathroom



Bedroom Two



175 The Briars, Aldridge

An internal inspection is essential to begin to appreciate this extremely spacious well presented modern second floor Apartment situated in this sought after 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 security intercom system, gas central heating system and PVCu double glazing briefly comprises of the following:

COMMUNAL HALL, STAIRS & LANDING

RECEPTION HALL

entrance door, central heating thermostat, central heating radiator, security intercom to main entrance, inset ceiling spotlights and access to storage loft.

IMPRESSIVE LOUNGE/DINING ROOM

6.20m x 4.09m (20'4 x 13'5)

two PVCu double glazed windows to front elevation, two ceiling light points, two central heating radiators, TV, telephone and satellite points and archway leading to:

MODERN FITTED KITCHEN

4.09m x 1.83m (13'5 x 6')

having PVCu double glazed window to rear elevation, range of modern fitted wall, base units and drawers, working surfaces with tiled surround inset stainless steel single drainer sink having mixer tap over, built in "Bosch" electric oven, separate gas hob with extractor canopy over, space and plumbing for automatic washing machine and dishwasher, space for fridge/freezer, two ceiling light points, central heating radiator and airing cupboard off housing the central heating boiler.

BEDROOM ONE

4.09m x 3.07m (13'5 x 10'1)

PVCu double glazed window to rear elevation, built in wardrobes, ceiling light point and central heating radiator.

LUXURY EN SUITE SHOWER ROOM

having tiled shower enclosure with overhead shower attachments, vanity wash hand basin with storage drawers below, wc, ceiling light point, central heating radiator and extractor fan.

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BEDROOM TWO

4.65m x 2.16m (15'3 x 7'1)

two PVCu double glazed windows to front elevation, fitted wardrobe and chest of drawers, ceiling light point and central heating radiator.

MODERN BATHROOM

having panelled bath with tiled surround, vanity wash hand basin with storage drawers below, wc with concealed cistern, central heating radiator, ceiling light point, extractor fan and electric shaver socket.

OUTSIDE

ALLOCATED PARKING SPACE

Please note that no commercial vehicles are allowed to be kept on site.

COMMUNAL GROUNDS AND VISITOR PARKING

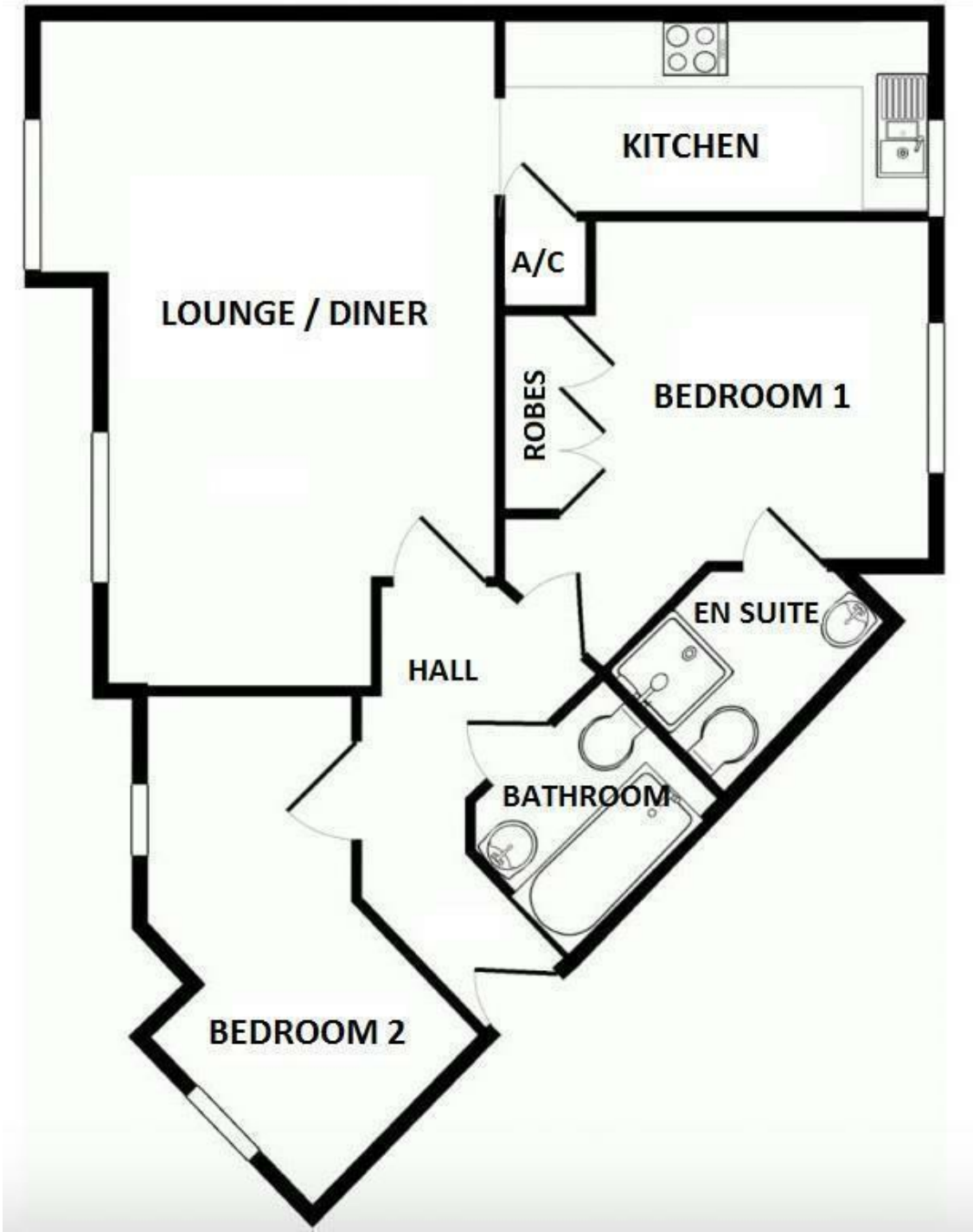
GENERAL INFORMATION

TENURE We understand the property is Leasehold for a term of 125 years from 1st January 2004 subject to a Ground Rent of £300pa and current Service Charge of £1080pa.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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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	81	81
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		