

# CHRIS FOSTER & Daughter

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## 21 The Briars, Aldridge, WS9 8AQ To Let £850 PCM

An extremely well maintained and presented, first floor apartment, situated within this sought after purpose built development, close to Aldridge centre.

\* Reception Hall \* Impressive Lounge / Dining Room \* Fitted Kitchen \* 2 Bedrooms - Master with En Suite Shower Room \* Principal Bathroom \* Allocated Car Parking \* Security Intercom System \* Gas Central Heating System \* PVCu Double Glazing \* No Commercial Vehicles \* No Smokers \* No Sharers

Council Tax Band B  
Local Authority - Walsall



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Company Number: 11253248



# 21 The Briars, Aldridge



Lounge



Dining Area



Fitted Kitchen



Fitted Kitchen



## 21 The Briars, Aldridge



Bedroom One



En Suite



Bedroom Two



Bathroom

## 21 The Briars, Aldridge

This modern, well maintained and presented first floor Apartment is situated within this popular development within easy reach of local amenities including 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 benefits from a gas fired central heating system and PVCu double glazing briefly comprises of the following:

### **RECEPTION HALL**

having entrance door, central heating radiator, security intercom to main entrance, three ceiling light points, central heating thermostat, smoke alarm, storage cupboard off and airing cupboard off housing the central heating boiler.

### **THROUGH LOUNGE/DINING ROOM**

25'5 x 9'2

having PVCu double glazed bay window to front elevation, three ceiling light points, two central heating radiators and TV/DAB/satellite and telephone points.

### **MODERN FITTED KITCHEN**

13'1 x 6'6

having PVCu double glazed window to rear elevation, range of modern fitted wall, base units and drawers, working surfaces with inset stainless steel single drainer sink having mixer tap over, tiled splash backs, built in stainless steel "Neff" electric oven, separate gas hob with extractor hood over, integrated washer/dryer, fridge, freezer and microwave all included but not maintained, central heating radiator, tiled floor and ceiling light point.

### **BEDROOM ONE**

4.01m x 2.69m (13'2 x 8'10)

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

### **EN SUITE SHOWER ROOM**

having tiled shower cubicle with "Mira" shower fitted, pedestal wash hand basin, WC, ceiling light point, extractor fan, central heating radiator, tiled floor and electric shaver socket.

# 21 The Briars, Aldridge

## **BEDROOM TWO**

2.54m x 2.31m (8'4 x 7'7)

having PVCu double glazed French doors to Juliette balcony, central heating radiator and ceiling light point.

## **BATHROOM**

having PVCu double glazed frosted window to rear elevation, panelled bath with tiled splash surround, pedestal wash hand basin, WC, central heating radiator, ceiling light point, extractor fan, tiled floor and electric shaver socket.

## **ALLOCATED CAR PARK SPACE**

Please note that no commercial vehicles are allowed on site.

## **GENERAL INFORMATION**

The rent includes any service charges and ground rent but is exclusive of all utilities and council tax.

**RENT AND DEPOSITS** On commencement of a tenancy we will require one month's rent in advance, plus a deposit equivalent to 5 weeks rent, in cleared funds. The Deposit is safeguarded by the Tenancy Deposit Scheme and returned at the end of the tenancy provided that the property is left in the condition in which it was found (according to the inventory and condition report and tenancy agreement).

**FIXTURES AND FITTINGS** All items specified in these letting particulars will be available with the property.

**SERVICES** All main services are connected subject to the usual regulations. The property has a telephone point but you will need to contact a telephone provider to arrange to have a line connected.

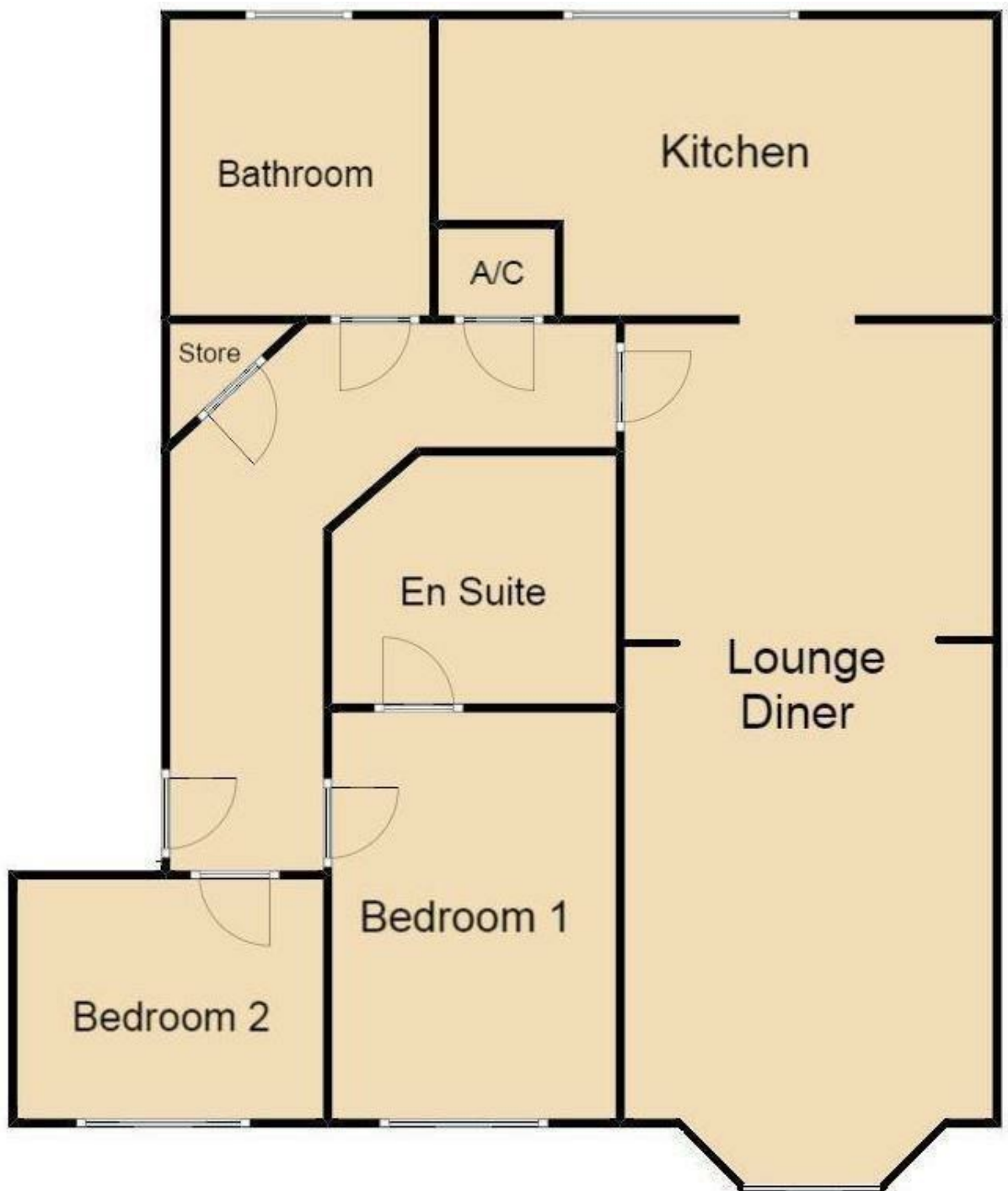
**NO SMOKERS – NO SHARERS**

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 particulars.

# 21 The Briars, Aldridge



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	