



Webbs

Helping people move since 1994

**The Briars | Walsall | WS9 8AQ**  
**£165,000**

**W** Webbs  
estate agents

## Summary

\*\* IMPRESSIVE SPACIOUS SECOND FLOOR APARTMENT \*\* INTERNAL VIEWING IS ESSENTIAL \*\* NEWLY DECORATED \*\* NEW CARPETS \*\* SOUGHT AFTER LOCATION CLOSE TO ALDRIDGE CENTRE \*\* DECEPTIVELY SPACIOUS \*\* RECEPTION HALLWAY \*\* SECURE INTERCOM ACCESS \*\* SPACIOUS OPEN PLAN KITCHEN/LIVING ROOM \*\* TWO GOOD SIZE BEDROOMS \*\* MASTER WITH EN SUITE \*\* BATHROOM \*\* ALLOCATED PARKING BAY PLUS VISITOR PARKING \*\* COMMUNAL GROUNDS \*\*

Webbs Estate Agents have pleasure in offering this very well presented TOP Floor apartment, being close to all local amenities, shops and schools. Briefly comprising: communal hallway with secure intercom access, through hallway, spacious open plan kitchen/living room. There are two double bedrooms, master with en suite and a modern bathroom. Externally there is allocated parking, plus visitor parking and communal gardens. EARLY VIEWING IS ESSENTIAL.

## Key Features

- TOP FLOOR APARTMENT
- 2 BEDROOMS
- FAMILY BATHROOM
- REDECORATED & NEW CARPETS
- CLOSE TO ALDRIDGE CENTRE
- NO UPWARD CHAIN
- MASTER WITH EN SUITE
- SPACIOUS LOUNGE / DINER
- GCH & UPVC DG
- EARLY VIEWING RECOMMENDED

## Rooms and Dimensions

### COMMUNAL ENTRANCE

### INNER HALLWAY

### LIVING ROOM

23'4" x 9'5" (7.12 x 2.88)

### KITCHEN

13'1" x 6'8" (4 x 2.05)

### MASTER BEDROOM

8'7" x 13'8" (2.64 x 4.18)

### EN SUITE SHOWER ROOM

6'11" x 5'7" (2.12 x 1.71)

### BEDROOM TWO

8'4" x 7'10" (2.55 x 2.4)

### BATHROOM

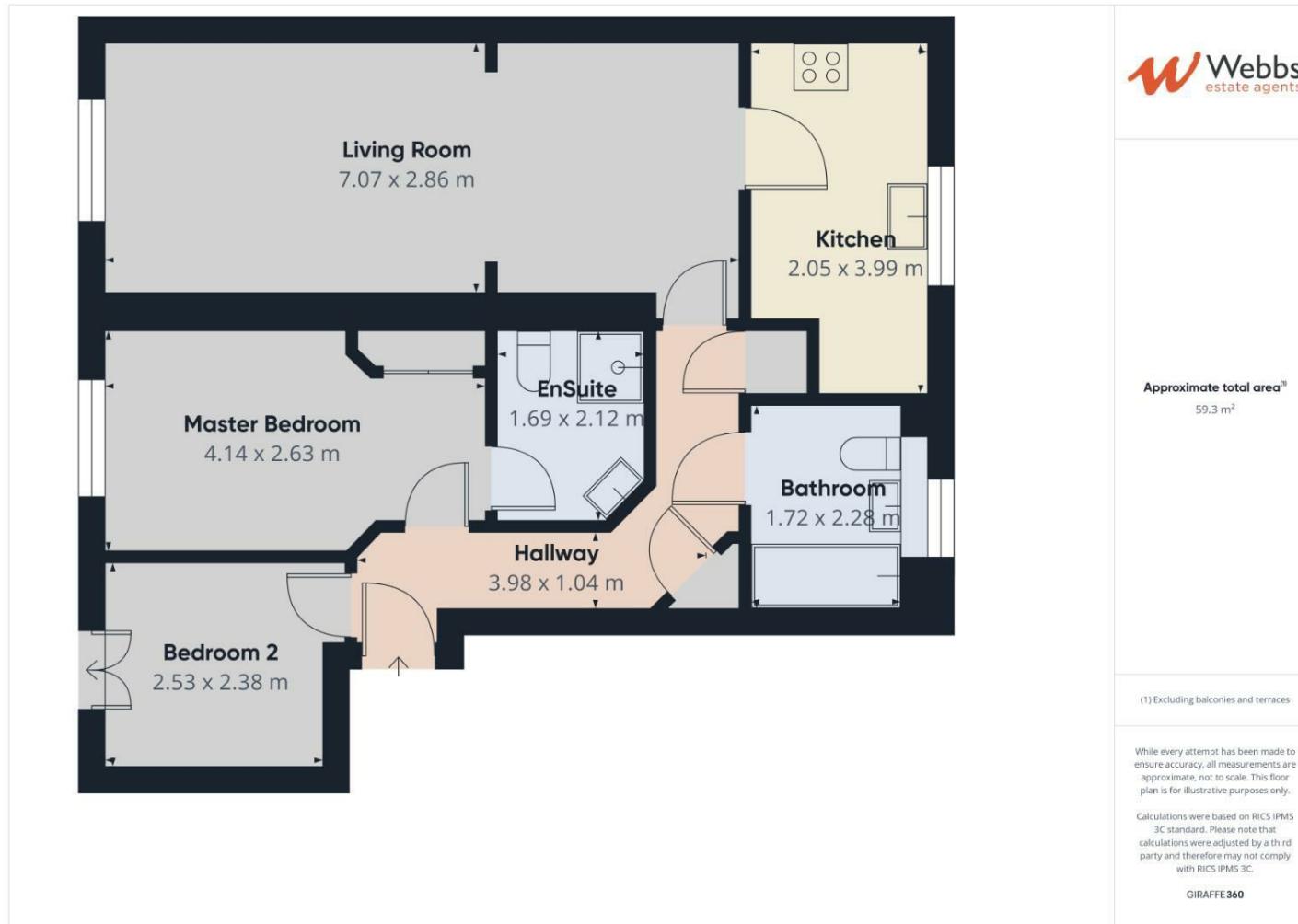
7'6" x 5'8" (2.3 x 1.73)

### COMMUNAL GROUNDS

### Identification Checks







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Forecast
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	80	80
91-100	A		
81-90	B		
71-80	C		
61-70	D		
51-60	E		
41-50	F		
31-40	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	