



**Brickyard Court
Brickyard Road
Aldridge
Walsall
West Midlands
WS9**

Offers in Excess of £147,000

bettermove

Brickyard Road

Walsall

Bettermove are proud to present this 2 bedroom flat in Aldridge.

The property benefits from double glazing, and electric heating throughout, with two parking spaces available via a secure, gated parking area.

The council tax band is A.

This is a leasehold property with 130 years remaining on the lease; the ground rent is £190.00 per annum, and the service charge is £1,600.00 per annum.

The interior of this beautifully presented, first floor property, comprises a spacious, open plan kitchen/living area, two double bedrooms, and a family bathroom. Externally, the property boasts communal gardens, perfect for enjoying the summer months.

Located in the popular town of Aldridge, Walsall, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Blake Street Train Station, a variety of local bus routes, and quick access to the M6 Toll.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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