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Residential

24 Westfield Drive, Aldridge, Walsall, West Midlands WS9 8ZA

***GUIDE PRICE:**

£138,000 PLUS (plus fees)

Residential

This spacious, second-floor apartment is situated in this highly desirable residential location affords superb open aspect out over Anchor Meadow and has to be viewed internally in order to be fully appreciated. With all amenities close at hand the property comprises:

Description: **Accommodation:** Lounge (3.4m x 6.07m), Kitchen (2.46m x 3.6m), Bedroom One (3.1m x 3.9m), Ensuite, Bedroom Two (2.82m x 3.27m), Bathroom,

Outside: The property stands in most attractive and extremely well maintained communal grounds which incorporates allocated parking space for the apartment together with plentiful visitors parking, attractive lawned areas with planting and all benefiting from the delightful open aspect to the side.

Buyers Premium : A buyers premium of £750 plus V.A.T. (£900 Inc V.A.T.) is applicable on this lot.

Viewings : By appointment through the auctioneers – 0121 289 3838



Tenure: Leasehold

Local Authority: Walsall Metropolitan Borough Council

Solicitors: Optima Legal, Hepworth House, Claypit Lane, Leeds, LS2 8AE. Tel: 0344 571 3834.

Viewing: 13th September 11:30 – 11:45.

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Administration Charge: £995 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.