



1 Bedroom Apartment
12-18 Marsh Street, Walsall
Offers In Region Of £80,000



Located within the heart of Walsall and offering easy access to the bus and train station is this large one double bedroom top floor duplex apartment. The property has a spacious living room, galleried bedroom, modern fitted kitchen with integrated appliances and a shower room. The apartment also benefits from double glazing, entry phone and a lift within the block. Energy rating B.

GENERAL DESCRIPTION Located within the heart of Walsall and offering easy access to the bus and train station is this large one double bedroom top floor duplex apartment. The property has a spacious living room, galleried bedroom, modern fitted kitchen with integrated appliances and a shower room. The apartment also benefits from double glazing, entry phone and a lift within the block. Energy rating B.

Living Room 16'1" x 9'9" Living area with stairs leading to the bedroom. The room features large picture windows and original restored wooden floor.

Kitchen 11'2" x 8'10" Fully fitted designer kitchen, stainless steel single drainer sink unit, cupboards under, work top surfaces with cupboards and draws under, eye level units with under lighting, integrated stainless steel fronted oven, fitted four ring hob with extractor hood over, integrated fridge freezer and washing machine.

Bedroom 20'10" x 10'1" Galleried bedroom with vaulted ceiling overlooking the living area.

Shower Room White sanitary ware, shower with tiled surround, shower screen, low level WC, pedestal wash hand basin.

VIEWING, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

TENURE, our vendors have verbally advised us that the property is leasehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

SERVICES, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.



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