

Asking Price £129,950

Jayman
www.jayman.co.uk

Estate Agents



Barrow Close

Walsall, WS9 9BS

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Jayman offer for sale this well presented two bedroom apartment in Barrow Close, Walsall Wood. With newly fitted carpets throughout!

Jayman offer for sale this top floor two bedroom apartment available with no upward chain. Having had new carpets fitted throughout and being in great condition this would make an ideal first time purchase or investment property.

Entrance Hallway

With intercom access system and doors leading to;

Lounge / Diner 16'4" x 11'5" (5.0 x 3.5)

Spacious lounge/diner with archway leading into the kitchen.

Kitchen 7'6" x 7'6" (2.29m x 2.29m)

With a range of storage cupboards, sink and drainer, space for appliances.

Master bedroom 10'5" x 9'2" (3.2 x 2.8)

Large double bedroom with walk in wardrobes and window to side.

Second Bedroom 7'6" x 7'2" (2.3 x 2.2)

Good sized second bedroom with window to side.

Bathroom

With suite comprising bath with shower above, wash hand basin and WC.

Parking Space

Single parking space.

There is plenty of visitor parking available also.

Lease information

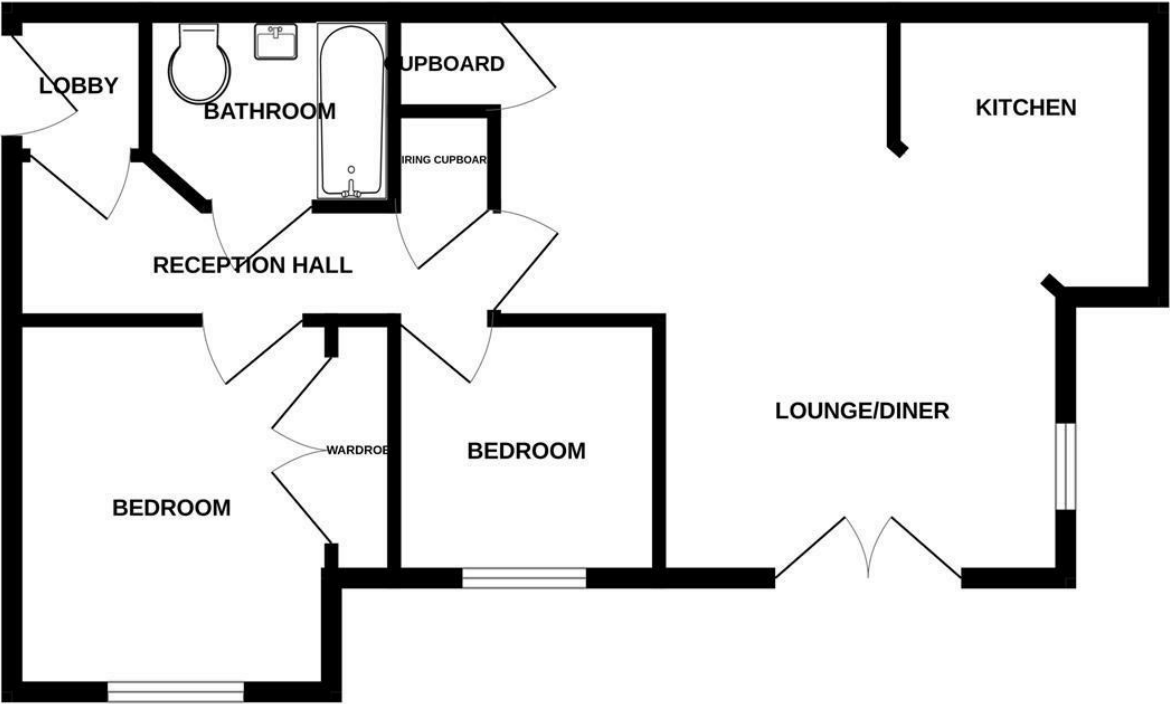
New 999 lease granted 27.2.04.

Service charge £1,741.26

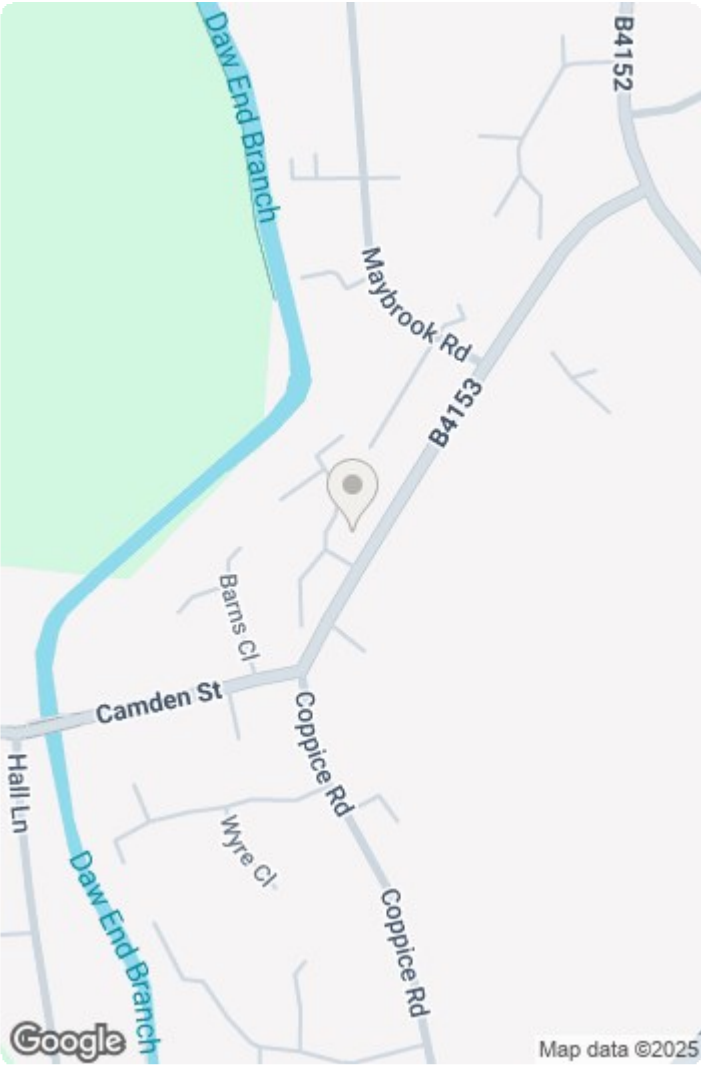


REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92-100 A			92-100 A		
81-91 B			81-91 B		
70-80 C			70-80 C		
59-69 D			59-69 D		
49-58 E			49-58 E		
39-48 F			39-48 F		
29-38 G			29-38 G		
1-28 Not energy efficient - higher running costs			1-28 Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

