

Goodchilds Estate Agents & Lettings



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OIRO £95,000



Key Features

- Popular location
- First floor flat
- Communal gardens
- Detached garage and parking
- Lounge
- Bathroom
- EPC rating E
- Leasehold





****ONE BED, FIRST FLOOR FLAT**** The property is located in the popular area of Clayhanger. The village has shops, a school and transport links to the towns of Walsall, Cannock & Lichfield, the M6 motorway and toll.

The property is located on the first floor and has an entrance hallway, lounge, kitchen, bedroom and bathroom and benefits from a detached garage with a parking space.

Early viewing is highly recommended.

Tenure: Leasehold

Council tax: A

EPC: E

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Lounge 3.97m x 3.68m (13'0" x 12'1")

Having electric fire and window offering views of the front aspect.

Kitchen 2.41m x 3.30m (7'11" x 10'10")

Having matching wall and base units and integrated electric oven, hob and extractor.

Bedroom 3.57m x 3.04m (11'8" x 10'0")

Double bedroom with window offering views of the rear aspect.

Bathroom 2.13m x 1.97m (7'0" x 6'6")

Fully tiled bathroom having fitted bath with electric shower over, basin and w.c.









Approximate total area⁽¹⁾
45.82 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	46 E	
21-38	F		
1-20	G		

