



Binary Mews, Walsall Wood



Offers in excess of £155,000



Key Features

- Popular location
- Beautifully presented
- Two bedrooms
- Ensuite to master bedroom
- Family bathroom
- Open plan kitchen and living area
- EPC rating C
- Leasehold





******FABULOUS 2 BED APARTMENT IDEAL FOR FIRST TIME BUYERS AND INVESTORS******
 Situated in Walsall Wood, with excellent transport links to Aldridge, Lichfield and Walsall, M6 motorway and toll road. The train stations of Bloxwich and Walsall are just three miles away making the area popular with commuters.

The area is also popular with families as there are several good local schools, the closest being the excellent rated St Johns Primary School. Nearby recreational zones include the leisure facilities at Oak Park.

The excellently presented property briefly comprises:-

Entrance, hallway, stylishly decorated open plan lounge/dining room with feature wall and two windows, leading to the fully fitted kitchen with additional window, master bedroom with ensuite shower room, second bedroom and family a family bathroom. The property also benefits from a garage.

Tenure: Leasehold

Council tax: A

EPC: C

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.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £39 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.





Lounge

Stylishly decorated lounge with space for a dining table and three windows allowing in plenty of natural light.

Kitchen

Having matching wall and base units with contrasting work tops and integrated appliances.

Bedroom one 2.79m x 3.66m (9'2" x 12'0")

Double bedroom with built in wardrobes and ensuite shower room.

Ensuite 1.43m x 2.47m (4'8" x 8'1")

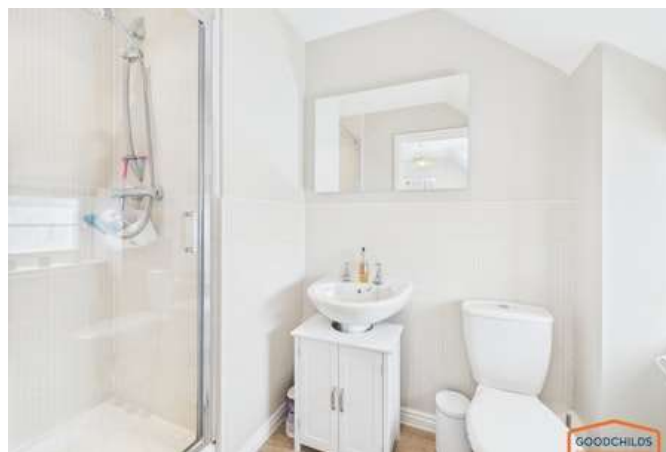
Partially tiled having shower cubicle with mains shower, basin and w.c.

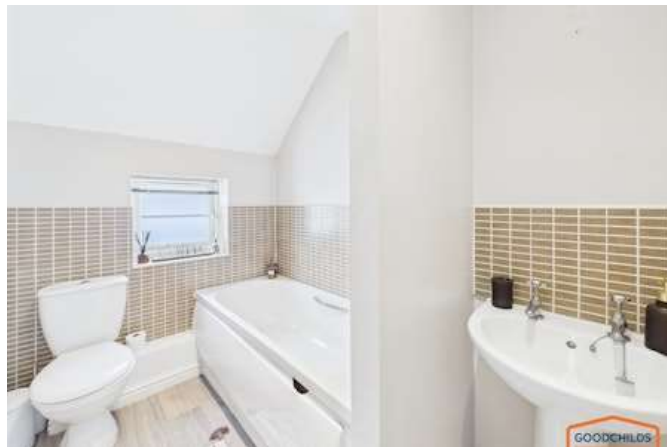
Bedroom two 2.7m x 2.45m (8'11" x 8'0")

Neutrally decorated with feature wall.

Bathroom 1.68m x 2.43m (5'6" x 8'0")

Partially tiled with bath, basin and w.c.







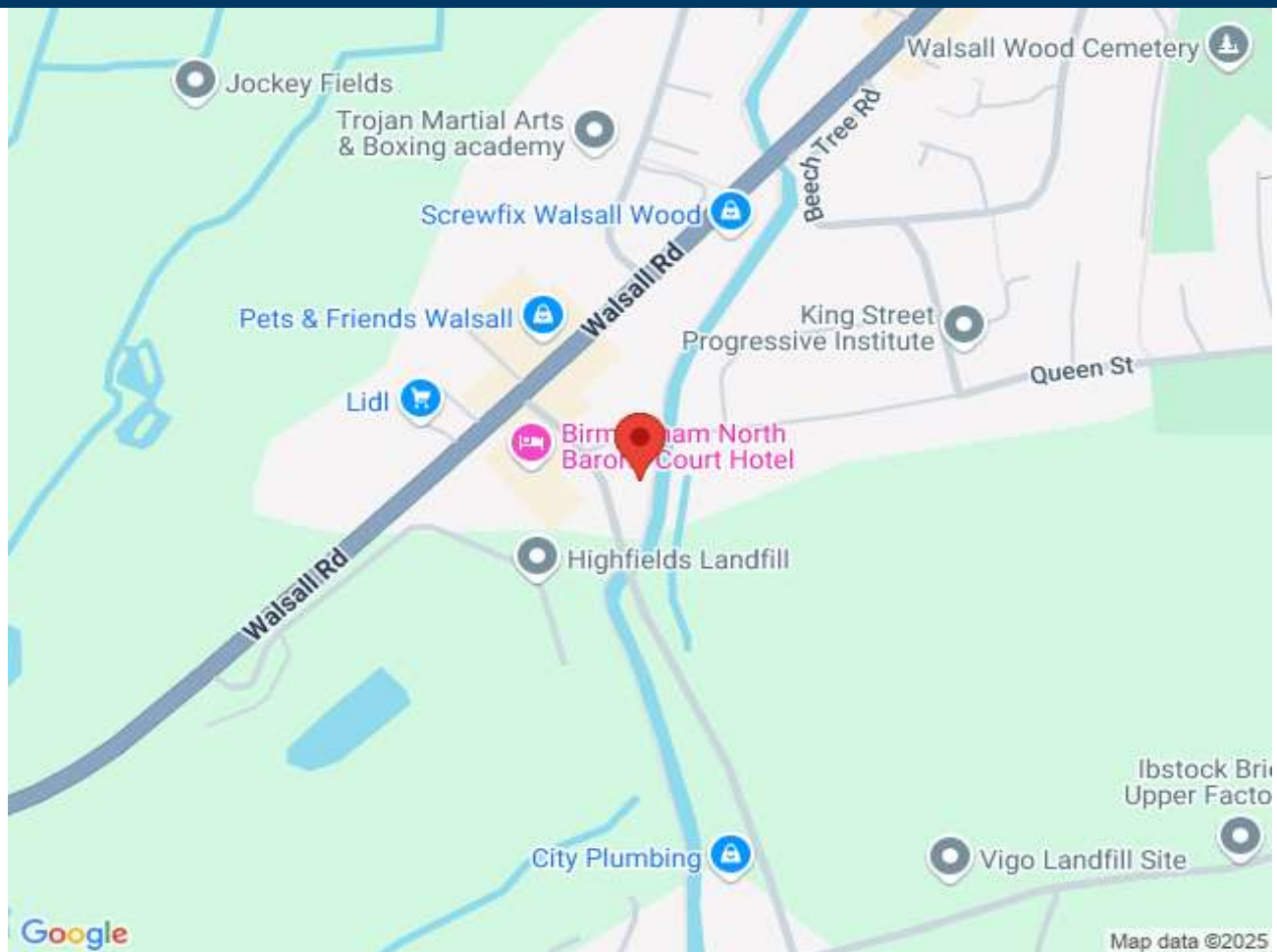
Approximate total area^m
61.3 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

