



Copse Crescent | Walsall | WS3 4EE

£120,000

 **Webbs**  
estate agents

## Summary

**\*\* WELL MAINTAINED AND IMPROVED FIRST FLOOR FLAT \*\* NO ONWARD CHAIN \*\* INTERNAL VIEWING IS ESSENTIAL \*\* DECEPTIVELY SPACIOUS \*\* RECEPTION HALLWAY \*\* SECURE COMMUNAL ACCESS \*\* SPACIOUS MAIN LIVING ROOM WITH BALCONY \*\* FITTED KITCHEN \*\* TWO DOUBLE BEDROOMS \*\* BATHROOM \*\* COMMUNAL GROUNDS \*\* DOUBLE GLAZING AND ELECTRIC HEATING \*\* PLENTY OF STORAGE \*\***

Webbs Estate Agents have pleasure in offering this very well presented FIRST Floor flat, being close to all local amenities, Pelsall common, shops and schools, Briefly comprising: communal hallway with secure access, internal hallway, generous main living room with balcony, kitchen. There are two double bedrooms and a modern bathroom. Externally there is a communal gardens and store. Benefitting from electric heating and double glazing. For a viewing call us today on 01922 663399.

## Key Features

- IMPROVED AND WELL MAINTAINED FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- BATHROOM
- PLENTY OF STORAGE BOTH INSIDE AND OUT
- SECURE COMMUNAL ACCESS WITH GARDENS
- NO ONWARD CHAIN
- SPACIOUS MAIN LIVING ROOM WITH BALCONY
- FITTED KITCHEN
- DOUBLE GLAZING AND ELECTRIC HEATING
- EASY ACCESS TO PELSALL COMMON, SCHOOLS, SHOPS AND AMENITIES

## Rooms and Dimensions

**Secure communal entrance hall and stairwell**

**Store on landing**

**Internal hallway**

**Kitchen**

10'3" x 9'8" (3.14m x 2.96m)

**Living room inc balcony**

16'0" x 11'7" (4.89m x 3.54m)

**Bedroom one**

12'10" x 9'8" (3.92m x 2.96m)

**Bedroom two**

12'0" x 9'8" (3.66m x 2.95m)

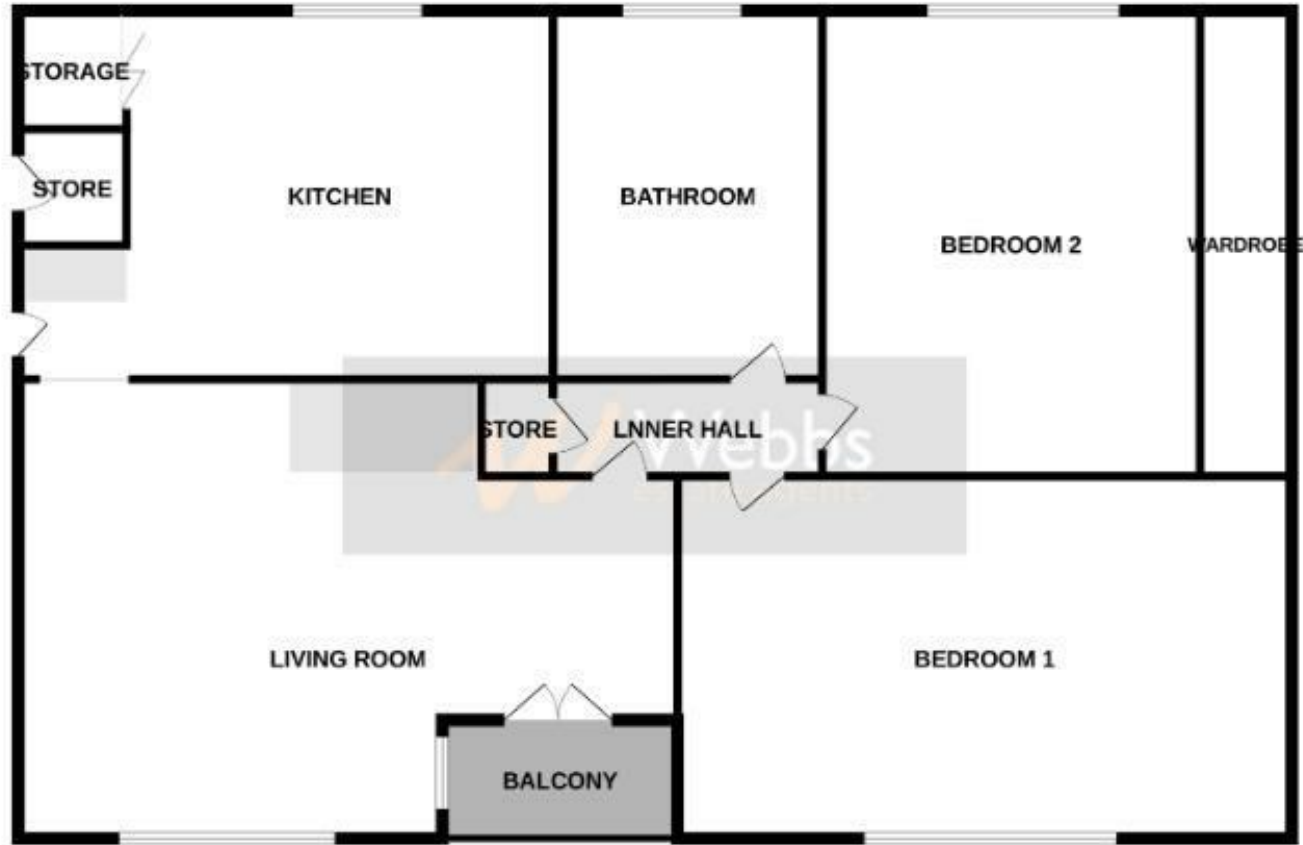
**Bathroom**

8'1" x 5'8" (2.47m x 1.73m)

**Communal gardens and store**







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

