



**The Links | Walsall | WS3 3US**  
**Asking Price £260,000**





## Summary

**\*\* NO CHAIN \*\* SOUGHT AFTER DEVELOPMENT \*\* VIEWING ESSENTIAL \*\* SECURE OVER 60'S COMPLEX \*\* ALLOCATED PARKING \*\* OUTSTANDING LUXURY GROUND FLOOR APARTMENT \*\* COMMUNAL LOUNGE & KITCHEN \*\* GUEST SUITE \*\* SOUTH FACING \*\* FITTED KITCHEN WITH INTEGRATED APPLIANCES \*\* PATIO AREA \*\* FIXED GROUND RENT OF 25 YEARS FROM NEW \*\***

Webbs Estate Agents have pleasure in offering The Links, an exclusive two-bedroom apartment within a prestigious over-60s development, where luxury living meets a warm community atmosphere. This exceptional residence boasts its own private entrance, leading into a spacious entrance hall. The expansive lounge-diner, filled with natural light through large patio doors, opens onto a beautifully paved private patio – ideal for relaxing or entertaining in style.

The sleek, modern kitchen is fully fitted with high-end integrated appliances, perfect for those who appreciate both elegance and functionality. The master bedroom enjoys access to a contemporary Jack and Jill bathroom for added convenience, while a second bedroom offers flexibility as a guest room or study.

## Key Features

- OVER 60'S DEVELOPMENT
- LOUNGE DINER
- FITTED BATHROOM
- ELETRIC GATES
- DESIRABLE AND SOUGHT AFTER LOCATION
- TWO BEDROOM APARTMENT
- FITTED KITCHEN
- ALLOCATED PARKING AND VISITOR PARKING
- COMMUNAL AREAS
- CALL WEBBS ON 01922 663399 TO SECURE YOUR VIEWING TODAY!!!!

## Rooms and Dimensions

### Entrance Hall

### Lounge Diner

14'3" x 15'3" (4.361m x 4.668m)

### Kitchen

9'7" x 6'6" (2.943m x 2.004m)

### Bedroom One

13'9" x 11'5" (4.20m x 3.485m)

### Bedroom Two

9'10", 15'25" x 7'0" (3.465m x 2.151m)

### Bathroom

11'7" x 5'11" (3.537m x 1.823m)

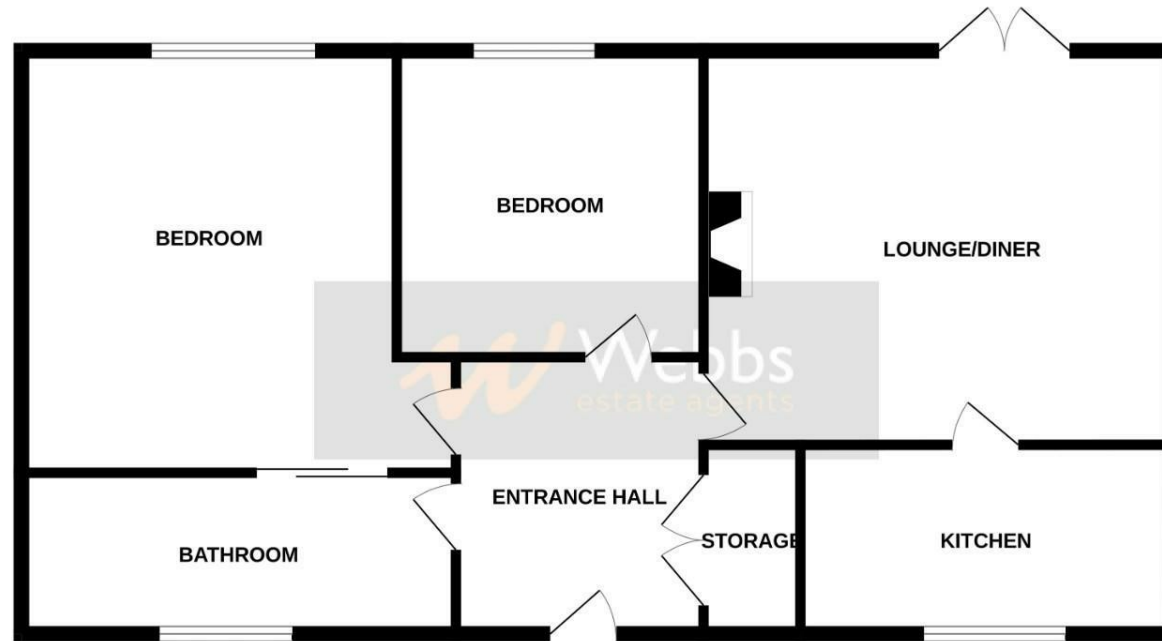
### Identification Checks





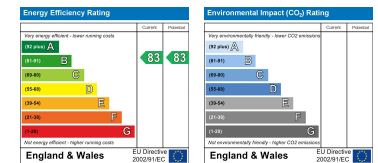


## GROUND FLOOR



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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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.



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