



**Sutton Road | Walsall | WS1 2PE**  
**Offers In Excess Of £120,000**

 **Webbs**  
estate agents



## Summary

**\*\* IMPRESSIVE SPACIOUS FIRST FLOOR APARTMENT \*\* NEWLY REFURBSIHED AND IMPROVED TO A HIGH STANDARD \*\* NO ONWARD CHAIN \*\* INTERNAL VIEWING IS ESSENTIAL \*\* HIGHLY SOUGHT AFTER LOCATION CLOSE TO WALSALL TOWN CENTRE \*\* VERY WELL PRESENTED AND MAINTAINED \*\* INNER HALLWAY \*\* SECURE COMMUNAL ACCESS \*\* SPACIOUS LIVING/DINING ROOM \*\* TWO DOUBLE BEDROOMS \*\* MODERN SHOWER ROOM \*\* MODERN FITTED KITCHEN \*\* COMMUNAL GARDENS AND PARKING ASWELL AS A SINGLE GARAGE \*\* DOUBLE GLAZING AND UNDERFLOOR HEATING \*\***

Webbs Estate Agents have pleasure in offering this newly refurbished and improved FIRST Floor apartment, being close to all local amenities, shops and schools, Briefly comprising: communal entrance with secure access, inner hallway , generous through living/dining room, modern fitted kitchen, two double bedrooms and a modern shower room WC. Externally there are communal gardens, parking and a single garage. For a viewing call us today on 01922 288800.

## Key Features

- NEWLY REFURBISHED MODERN FIRST FLOOR APARTMENT
- NO ONWARD CHAIN
- SPACIOUS MAIN LIVING DINING ROOM
- MODERN FITTED SHOWER ROOM WC
- DOUBLE GLAZING AND UNDERFLOOR HEATING
- SOUGHT AFTER LOCATION CLOSE TO AMENITIES, SHOPS AND SCHOOLS
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- TERRACED BALCONY OVERLOOKING WELL MAINTAINED GARDENS
- COMMUNAL GARDENS, PARKING AND SINGLE GARAGE TO REAR

## Rooms and Dimensions

### Secure communal entrance

### Apartment inner hallway

#### Bedroom one

11'8" x 8'10" (3.57m x 2.71m)

#### Bedroom two

10'2" x 8'11" (3.10m x 2.72m)

#### Modern shower room WC

8'9" x 5'2" (2.69m x 1.60m)

#### Spacious living dining room

17'0" x 9'11" (5.19m x 3.04m)

### Terraced balcony

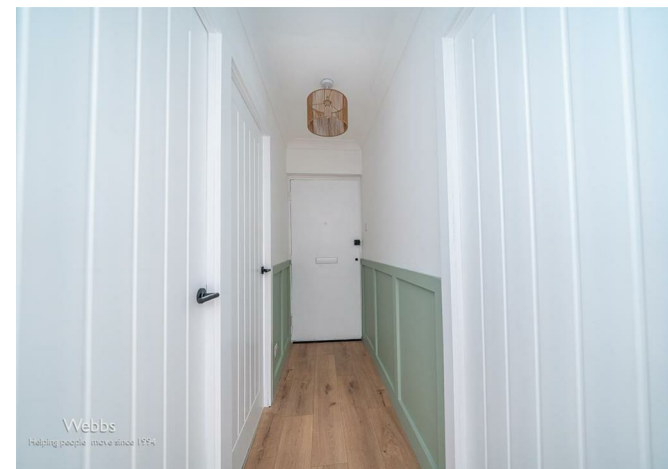
#### Modern fitted kitchen

8'9" x 7'5" (2.68m x 2.28m)

### Communal gardens to front and rear

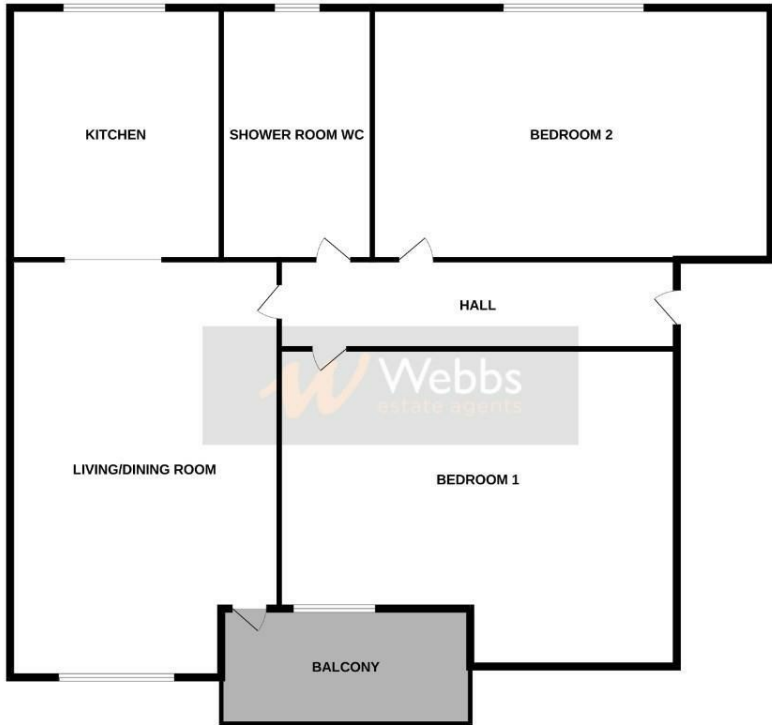
### Single garage

### Communal parking to rear





## 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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