

Woodruff Way, WalsallWS5 4SB



welcome to

Woodruff Way, Walsall

Offered with no onward chain, this first-floor maisonette on Woodruff Way features a spacious lounge, separate kitchen, double bedroom, and bathroom. Ideal for first-time buyers or investors, and conveniently located close to local amenities and transport links.





Offered to the market with no onward chain, this well-presented first-floor maisonette on Woodruff Way offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Tucked away in a quiet residential area, the property enjoys a private entrance and a practical layout that maximises space and light. Upon entering, stairs lead to the main accommodation where you'll find a spacious lounge - ideal for relaxing or entertaining - featuring neutral décor and ample room for furnishings.

The separate kitchen is fitted with a range of base units, providing plenty of storage and worktop space, along with room for appliances. The double bedroom is well-proportioned and benefits from a peaceful aspect, while the bathroom is equipped with a white three-piece suite, including a shower over the bath.

Additional benefits include double glazing and electric heating throughout. Externally, the property may offer allocated or communal parking (subject to local provisions), and is conveniently located near local amenities, transport links, and green spaces.

With no chain, this home is ready for immediate occupation - early viewing is highly recommended.



Property Note

Tenure

Approach

Entrance Hall

Landing

Lounge

14' 2" x 10' 3" (4.32m x 3.12m)

Kitchen

10' 2" x 5' 8" (3.10m x 1.73m)

Bedroom

11' 11" x 10' 2" max (3.63m x 3.10m max)

Bathroom











welcome to

Woodruff Way

- NO CHAIN
- FIRST FLOOR MAISONETTE
- ONE BEDROOM
- LOUNGE
- KITCHEN

Tenure: Leasehold EPC Rating: D

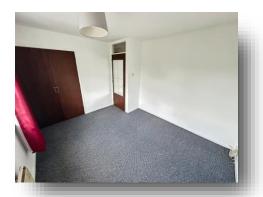
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£90,000







Please note the marker reflects the postcode not the actual property

Map data @2025

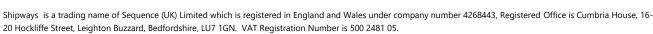
Orchard Rd

Mistletoe D

view this property online shipways.co.uk/Property/GRB111836



Property Ref: GRB111836 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







0121 358 2281



greatbarr@shipways.co.uk



905 Walsall Road, Great Barr, BIRMINGHAM, West Midlands, B42 1TN



shipways.co.uk