



Woodruff Way, Walsall WS5 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.

Agent Note

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



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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

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Property Ref:
GRB111836 - 0002

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