

HUNTERS[®]

HERE TO GET *you* THERE



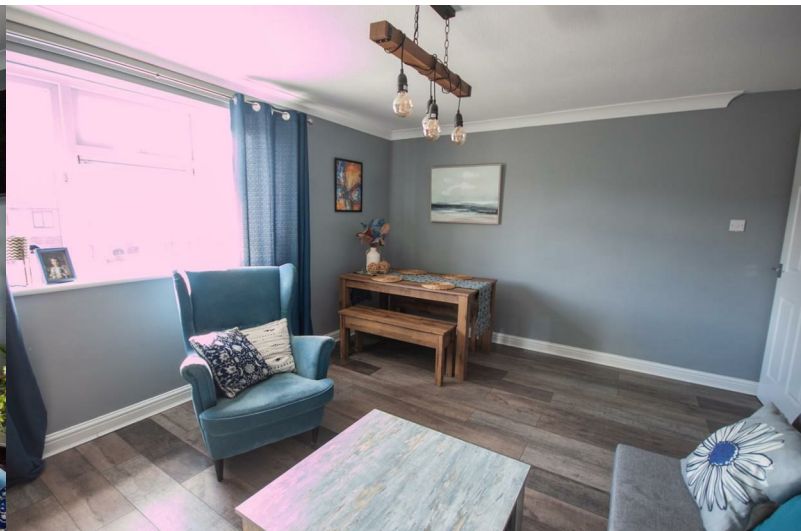
Floyds Lane

Rushall, Walsall, WS4 1LF

£95,000



Council Tax: A



- WELL PRESENTED FIRST FLOOR APARTMENT
- LOUNGE/DINER
- WALK-IN STORE
- SEALED UNIT DOUBLE GLAZING
- INTERNAL VIEWING RECOMMENDED
- ONE DOUBLE BEDROOM
- FITTED KITCHEN WITH OVEN & HOB
- FULLY TILED BATHROOM
- COMMUNAL GARDENS & PARKING



Hunters Burntwood are pleased to offer For Sale this well presented first floor apartment, which benefits from sealed unit double glazed windows and in brief comprises: communal entrance hall & landing, entrance hall with walk-in store, lounge, kitchen with oven & hob, one double bedrooms and bathroom.

COMMUNAL HALL & LANDING

having a front door with Intercom, rear door and stairs to the first floor landing

HALL

having a front entrance door with spy hole, laminate floor, storage cupboard and ceiling hatch to the roof space .

WALK-IN STORE

7'3" x 3'9" (2.21m x 1.14m)
with shelving and intercom telephone point.

LOUNGE

15'8" x 11'10" (4.78m x 3.61m)
having a sealed unit double glazed front window, laminate floor, cable TV/Internet socket.

KITCHEN

11'10" x 6'9" (3.61m x 2.06m)
fitted with a range of matching base, drawer and wall mounted units, round edge work surface incorporating a 1 1/2 bowl sink top & drainer, 4 ring electric hob with cooker hood above, electric oven, ceramic tiled splashbacks, space for a fridge/freezer, space & plumbing for an automatic washing machine and wall mounted gas water heater

BEDROOM

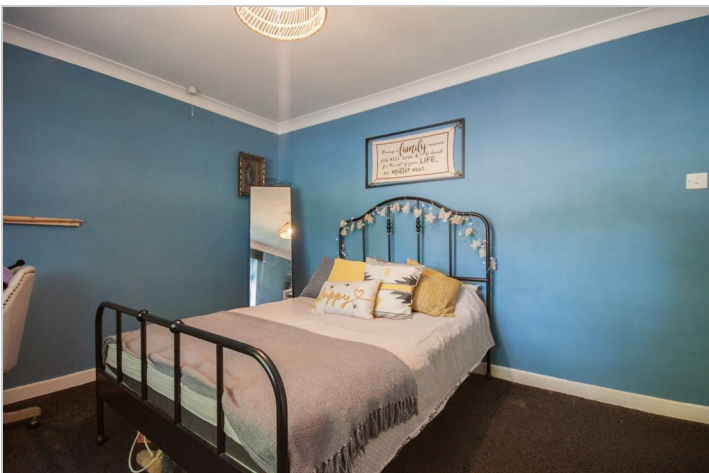
12'7" x 10'9" (3.84m x 3.28m)
having a sealed unit double glazed rear window.

BATHROOM

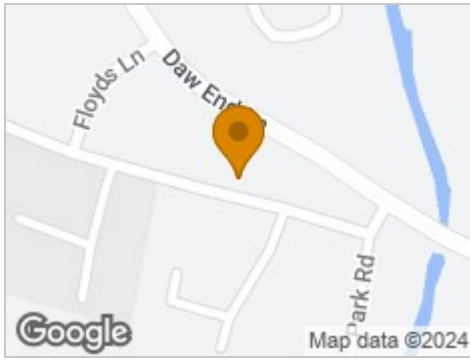
fitted with a white suite incorporating a panel bath with mixer tap shower attachment, Triton electric shower & screen above, hand basin with cupboard beneath, toilet, full ceramic wall tiling, laminate floor and a sealed unit double glazed rear window.

OUTSIDE

to the front of the property are communal gardens, bin store and communal car park area. At the rear are communal gardens with drying areas.



Road Map



Hybrid Map

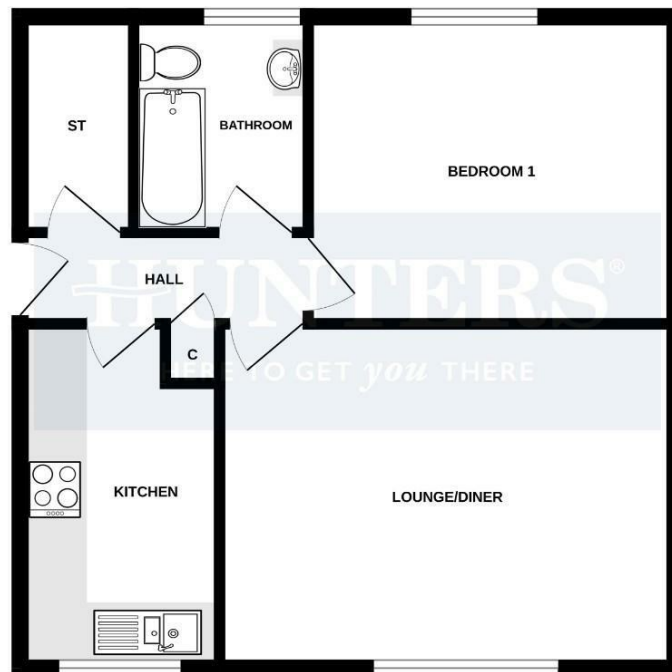


Terrain Map



Floor Plan

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



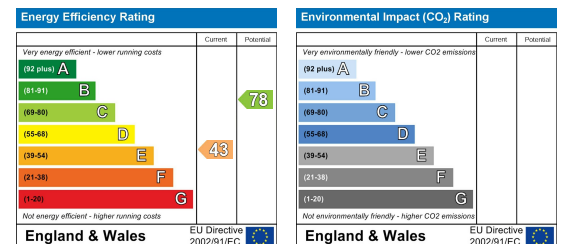
TOTAL FLOOR AREA: 505 sq.ft. (46.9 sq.m.) approx.

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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Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.