

for sale

offers in the region of **£129,995** Leasehold



## Crown Lofts Marsh Street Walsall WS2 9LB

**\*\*TWO BEDROOM APARTMENT\*\***  
Located in Walsall in a popular area. Comprises of: Parking, Lounge, Seperate Kitchen, two bedrooms. Internal viewings are recommended to appreciate this property.

- Energy Rating: Awaited
- EPC RATING - B
- COUNCIL TAX BAND - A
- POPULAR LOCATION
- SET IN THE HEART OF WALSALL

# Property Details

## Hall

Side aspect double glaze window. Stairs to landing and doors leading to living room and dining room.

## Bedroom One 10' 5" x 19' 3" ( 3.17m x 5.87m )

Two side aspect double glazed windows.

## Bedroom Two 17' 7" x 9' 8" ( 5.36m x 2.95m )

Side aspect double glazed window.

## Landing

Side aspect double glazed window. Doors leading to kitchen, bedroom and bathroom.

## Lounge 21' 6" x 13' 6" ( 6.55m x 4.11m )

Side aspect double glazed window and a door opening to a Juliet balcony.

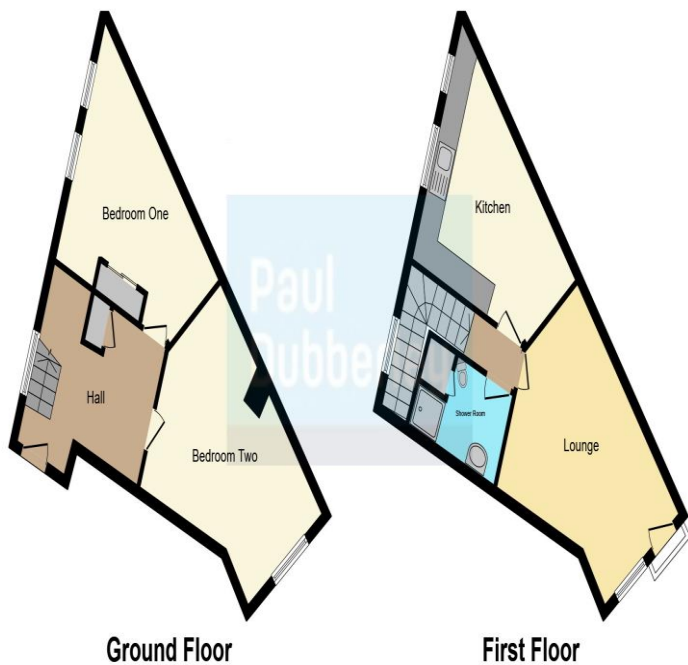
## Kitchen 12' 5" x 7' 9" ( 3.78m x 2.36m )

Two side aspect double glazed windows. Wall and base units with built in appliances.

## Bathroom 5' 6" x 6' 2" ( 1.68m x 1.88m )

Walk in shower, toilet and wash hand basin.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation to ensure that there will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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**Tenure:** Leasehold

**EPC Rating:** Awaited

Property Ref: PWI103568 - 0005

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for this property.

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