



43c Sutton Road,
Walsall, WS1 2PQ

Offers in the Region Of £140,000

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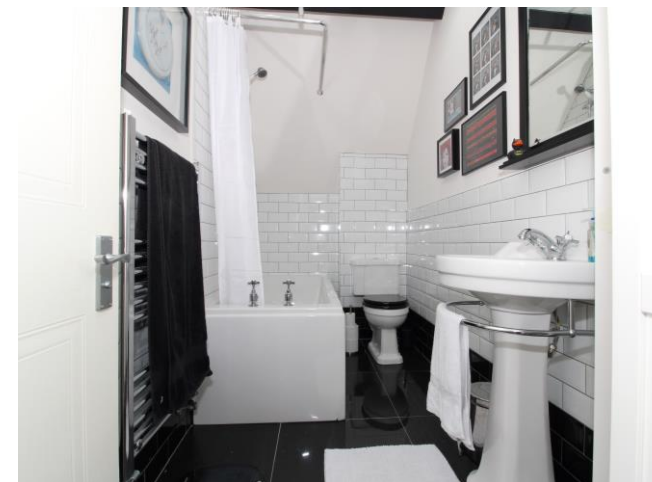


Set within easy reach of the centre of Walsall with its excellent range of amenities, this superb second floor apartment offers neatly presented and deceptively spacious accommodation and an internal viewing is essential to fully appreciate all it has to offer.

Accessed via a communal hallway with security intercom entry system and stairs to all floors, internal inspection reveals a welcoming entrance hallway with useful storage cupboard off, light and spacious living room with window to the front elevation and well-appointed kitchen with a range of fitted units, integrated dishwasher, washing machine, fridge, oven and gas hob with extractor over.

Completing the accommodation there are two double bedrooms and the superb, refitted bathroom with suite comprising WC, wash basin and bath with mains shower over.

Separately leased with a remaining term of 75 years, the property benefits from a garage in a separate block accessed via The Crescent.





Property Specification

Lounge -	4.54m (14'11") x 4.40m (14'5")
Kitchen -	4.47m (14'8") x 1.98m (6'6")
Bedroom 1 -	4.53m (14'10") max x 4.12m (13'6")
Bedroom 2 -	4.18m (13'9") x 2.34m (7'8")
Bathroom -	3.35m (11') x 1.48m (4'10")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: 1st April 2023

Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage

Council tax band: B

Tenure: Leasehold - 155 years remaining on property.
75 years remaining on garage.

Please note the garage is on a separate lease.

Service Charge: £1440

Other Charges: £20 P/A for Garage.

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

