



Lichfield Road,
Walsall, WS4 2DX

Offers in the Region Of £125,000

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Set within easy reach of amenities and transport links and walking distance to Walsall Arboretum offered for sale with no onward chain, this generously proportioned, second floor apartment is neatly presented throughout and would make an ideal purchase for a first-time buyer looking to get a foot on the property ladder with an internal viewing highly recommended.

Accessed via a communal entrance hallway with security intercom system the accommodation includes welcoming entrance hallway, light and spacious living room with large window to the front and well-appointed kitchen with a range of wall and base units, electric cooker point, plumbing for a washing machine / dishwasher and two useful built in storage cupboards. Completing the accommodation there are two good sized bedrooms and the bathroom with suite comprising WC, wash basin and bath with electric shower over.

Externally there are neatly maintained communal grounds and parking and the property benefits from a garage in a separate block.





Property Specification

NEATLY PRESENTED SECOND FLOOR APARTMENT
IDEALLY SITUATED FOR ACCESS TO THE CENTRE OF
WALSALL
WALSALL ARBORETUM ONLY A SHORT DISTANCE AWAY
SPACIOUS LOUNGE / DINING ROOM
WELL APPOINTED KITCHEN

Lounge / Dining Room 5.48m (18') x 3.32m (10'11")

Bedroom 1 4.17m (13'8") x 2.87m (9'5")

Hall

Bathroom 2.31m (7'7") x 1.65m (5'5")

Cupboard

Kitchen 3.31m (10'10") x 1.81m (5'11")

Bedroom 2 3.69m (12'1") x 2.29m (7'6")

Cupboard

Cupboard

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: 4th May 2023

Viewer's Note:

Services connected: Electricity, Water & Drainage
Council tax band: A
Tenure: Leasehold 960 years remaining
Ground Rent / Service Charge: £1200
Other Charges: N/A

Floor Plan

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



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		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Map Location

