



Flat 2, 41 Lysways Street,
Walsall, WS1 3AG

Offers in the Region Of £120,000

Walsall

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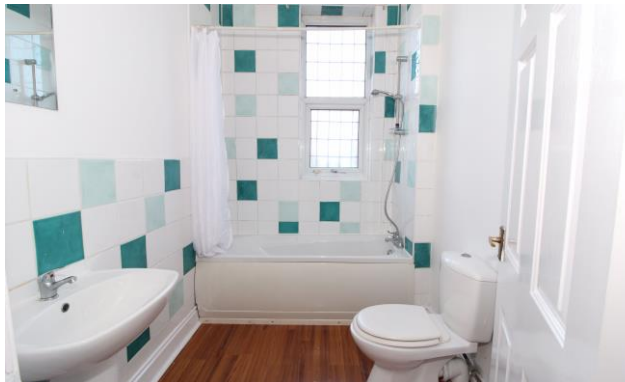


Set within easy reach of the centre of Walsall with it's excellent amenities and offered for sale with no onward chain, this ground floor apartment offers neatly presented accommodation with an internal viewing highly recommended.

Accessed via a communal hallway with security intercom, the accommodation comprises, welcoming entrance hallway, light and airy lounge with bay window to the front elevation and feature fireplace and there is a well-appointed kitchen with a range of wall/base units, integrated oven and hob and wall mounted central heating boiler.

Completing the accommodation there is a double bedroom with a large window to the side elevation and bathroom with white suite comprising WC, wash basin and bath with shower mixer tap.

Externally, there is a small communal garden area and an allocated parking space accessed via Hanch Place.





Property Specification

Hall -	3.37m (11'1") x 1.30m (4'3")
Lounge -	3.91m (12'10") x 3.60m (11'10") into bay
Kitchen -	2.98m (9'9") x 2.01m (6'7")
Bedroom -	3.46m (11'4") x 2.80m (9'2")
Bathroom -	2.51m (8'3") x 1.78m (5'10")

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: 7th March 2024

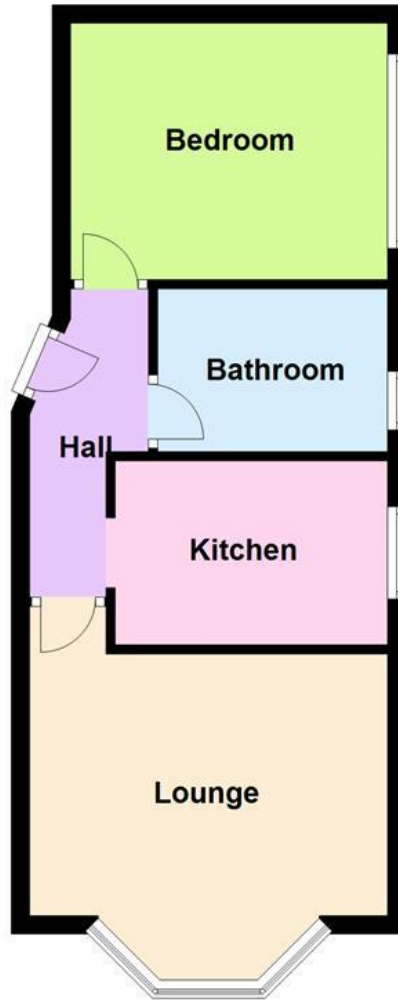
Viewer's Note:

Services connected: Gas, Water, Electric & Drainage
Council tax band: A
Tenure: Commonhold - 998 years remaining
Service Charge: £600 p/a - (payable at £50 per month)

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			
(55-68) D			
(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

