



56 Parklands Gardens,  
Walsall, WS1 2NW

Offers in the Region Of £135,000

# Walsall

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Set in attractive communal grounds and located within easy reach of the centre of Walsall, this superb ground floor apartment boasts well-presented accommodation with an internal viewing highly recommended to fully appreciate all it has to offer.

Accessed via a communal entrance hallway with security intercom system, internal inspection reveals a welcoming private hall with two cupboards off, light and airy lounge/dining room with large window to the front elevation and well-appointed breakfast kitchen which features a range of wall/base units, small breakfast bar, integrated slimline dishwasher, electric cooker point and plumbing for a washing machine.

Completing the accommodation, bedroom one is a generous double bedroom with built in wardrobe space and there is a further excellent bedroom and bathroom with suite comprising WC, wash basin and bath with electric shower over.

Externally, there are attractive communal grounds, communal parking areas and a good-sized garage in a separate block.





## Property Specification

Hall

Lounge/Diner - 4.78m (15'8") x 3.30m (10'10")

Kitchen - 3.30m (10'10") x 2.45m (8')

Bedroom 1 - 3.30m (10'10") x 3.19m (10'6")

Bedroom 2 - 3.30m (10'10") x 2.43m (8')

Bathroom - 2.26m (7'5") max  
x 2.00m (6'7") max

Garage "En Bloc" - 5.09m (16'8")  
x 4.55m (14'11")  
max/2.56m (8'5") min

### Agent's Note:

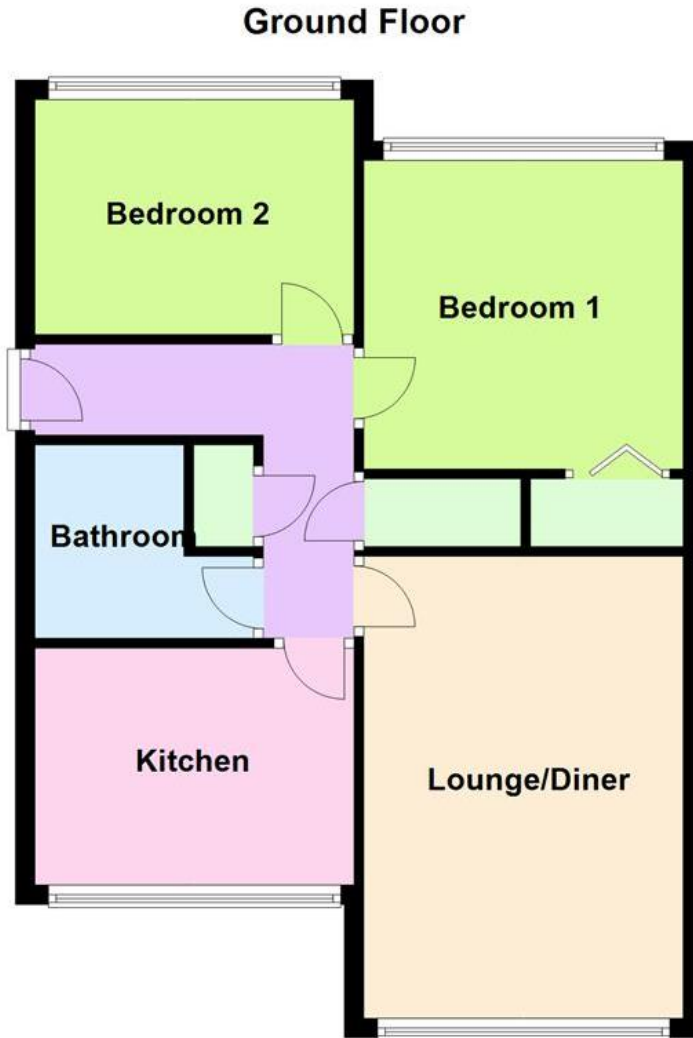
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Came on the market: 9th July 2024

### Viewer's Note:

Services connected: Water, Electric & Drainage  
Council tax band: B  
Tenure: Leasehold - 956 years remaining, lease 999 years from 29th September 1981  
Service Charge: £1560 p/a (£130 p/m)  
Restrictions: Pets

# 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>78</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

# Map Location

