



22 Wood End Farm, Sutton Road,
Walsall, WS5 3AR

Offers in Excess of £150,000

Walsall

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Set in the popular "Wood End Farm" development on the Sutton Road in Walsall, this neatly presented, first floor retirement apartment is ideally situated for nearby amenities and transport links and is available to purchase for those aged 55 and above.

Set in neatly tended grounds, the accommodation is accessed via a ground floor entrance door with wide staircase to the first floor and includes welcoming hallway with large cupboard off, light and airy open-plan lounge/diner/kitchen which features a range of wall/base units, granite work-tops, plumbing for a washing machine and integrated Neff appliances including fridge, freezer, microwave, oven and gas hob with extractor over.

Completing the accommodation there is a generous double bedroom with fitted wardrobes and access to eaves storage space and there is a well-equipped bathroom with suite comprising WC, wash basin, bath and shower cubicle with mains shower fitted.

The property benefits from an allocated parking space and there are facilities on site such as a residents lounge and guest suite.





Property Specification

Hall -	2.97m (9'9") x 2.16m (7'1")
Lounge/Dining Room -	5.96m (19'7") x 3.40m (11'2") (4.19m (13'9") to door)
Kitchen Area -	3.54m (11'7") x 2.91m (9'6")
Bedroom -	5.26m (17'3") x 3.62m (11'11")
Eaves Storage	
Bathroom -	3.00m (9'10") x 2.19m (7'2")

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:

Viewer's Note:

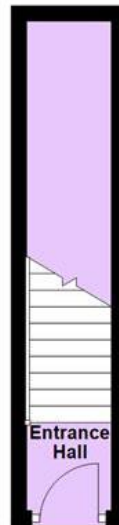
Services connected: Gas, electricity, water and drainage.
Council tax band: B
Tenure: Leasehold 107 years remaining
125 years from 1st January 2006
Ground Rent: £250 p/a
Service Charge: £2340 p/a (£195 p/m)
Restrictions: Age Over 55

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+)	A		
(81-91)	B		
(69-80)	C	78	78
(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

