



Princes Avenue,
Walsall, WS1 2EE

Offers in the Region Of £140,000

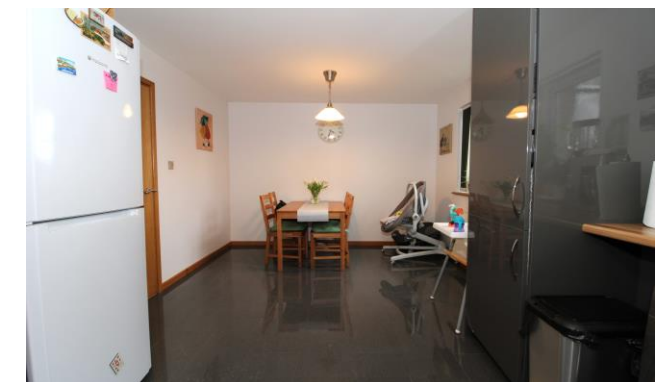
Offers in the Region Of £140,000



Set in a highly sought after location, within easy reach of schools, amenities and transport links and with Walsall Arboretum only a short distance away, this fabulous first floor apartment offers beautifully presented accommodation, and an internal viewing is essential to fully appreciate all it has to offer.

Accessed via a communal hallway with security intercom system and stairs to all floors the accommodation includes welcoming entrance hallway, good sized living room bathed in light from a large window and stunning kitchen / dining room which has tiled flooring and features a wide range of wall / base units, integrated oven, and hob with extractor over, plumbing for a washing machine and space for a dining table. Completing the accommodation there are two generous double bedrooms and the superb shower room with suite comprising WC, wash basin with fitted vanity unit and bath with mains shower over.

Externally, there are neatly maintained grounds with communal parking available and there is a garage in a separate block.





Property Specification

FABULOUS FIRST FLOOR APARTMENT
WITHIN EASY REACH OF AMENITIES AND TRANSPORT
LINKS
WALSALL ARBORETUM A SHORT DISTANCE AWAY
BEAUTIFULLY PRESENTED THROUGHOUT
LIGHT AND AIRY LIVING ROOM

Hall

Living Room 5.68m (18'8") max x 4.12m (13'6") max

Kitchen/Dining Room 5.77m (18'11") x 3.03m (9'11")

Bedroom 1 4.25m (13'11") x 3.02m (9'11")

Bedroom 2 3.65m (12') x 3.02m (9'11")

Bathroom



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: 24th May 2023

Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage
Council tax band: C
Tenure: Leasehold - Approx. 180 years remaining
Ground Rent: £TBC
Service Charge: £1700

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			78
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

