



Woodcroft Close, Pelsall
Walsall, WS3 4DB

Offers in the Region Of £155,000

Pelsall

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Set within easy reach of the centre of Pelsall, with its excellent amenities and offered for sale with no onward chain, this ground floor apartment provides well-presented accommodation with internal viewing highly recommended to fully appreciate all it has to offer.

Accessed via a communal entrance hallway with security intercom entry system, internal inspection reveals a welcoming hall with storage cupboard off, light and airy living room with window to the front elevation and door leading into the well-appointed kitchen which features a range of wall / base units, integrated washing machine, oven and hob with extractor over.

Completing the accommodation there are two generous double bedrooms and the bathroom with suite comprising WC, wash basin and bath with mains shower over.

Externally, there is a predominantly lawned, communal garden to the rear and allocated parking space to the front with additional visitor parking available.





Property Specification

Hall

Lounge

4.89m (16'1") x 2.97m (9'9")

Kitchen

2.90m (9'6") x 2.30m (7'7")

Bedroom 1

3.36m (11') x 3.16m (10'4")

Bedroom 2

3.30m (10'10") x 3.16m (10'4")

Bathroom

2.30m (7'7") x 1.88m (6'2")

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.

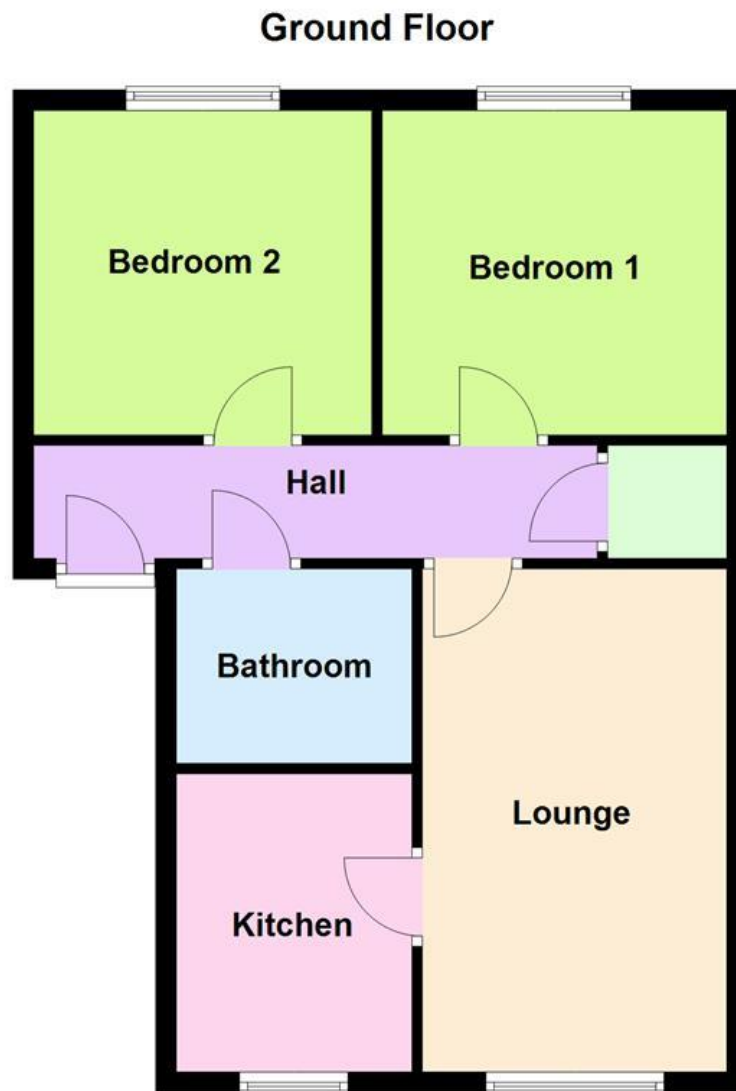
Came on the market:

Viewer's Note:

Services connected: Gas, electricity, water and drainage.
Council tax band: B
Tenure: Leasehold - all owners own part of the freehold.
125 years from 01-01-2006 - 106 years remaining.
Ground Rent: £0 Service Charge: £1,320
Restrictions: No pets, no smoking and no commercial vehicles.

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

