



5 Loriners Grove,
Walsall, WS1 2DN

Offers in the Region Of £170,000

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Presenting a splendid ground floor apartment for sale in a popular gated development boasting extraordinary features and an attractive location, all with the benefit of no onward chain.

The flat consists of two generous bedrooms, two bathrooms, a light and airy reception room, and a kitchen. The first bedroom is a spacious double room with built-in wardrobes, French windows, adding a touch of elegance and benefiting from an en-suite shower room, providing maximum convenience and privacy. The second bedroom is also a double, offering plenty of space for comfort.

The reception room is an airy lounge with a bay window bathing the room in light. This room has been designed with the utmost care to ensure a relaxing and inviting environment.

The kitchen is equipped with fitted units, an integrated oven and hob, and built-in storage, making it a chef's delight.

The two bathrooms add a touch of luxury to this flat. The first bathroom comes with a white suite including a bath with a shower over, whilst the second is an ensuite shower room, providing an additional level of convenience.

The property is ideally located with easy access to the centre of Walsall, public transport links, nearby schools, and local amenities. The Walsall Arboretum is close by for those who enjoy the outdoors.

The flat comes with an allocated parking space and additional visitor parking. A unique feature of this development is the woodland walk on the grounds, providing a serene getaway within your home environment.

This flat is a perfect combination of comfort and convenience - it's more than just a property, it's a lifestyle.





Property Specification

Hall

Lounge - 5.20m (17'1") max into bay
x 3.78m (12'5") max

Kitchen - 3.14m (10'4") x 2.33m (7'8")

Bedroom 1 - 4.16m (13'8") max/2.81m (9'3") min
x 3.28m (10'9") to wardrobe front

En-suite - 2.30m (7'7") x 1.24m (4'1")

Bedroom 2 - 3.14m (10'4") x 2.65m (8'8")

Bathroom - 2.30m (7'7") x 1.87m (6'2")

Agent's Note:

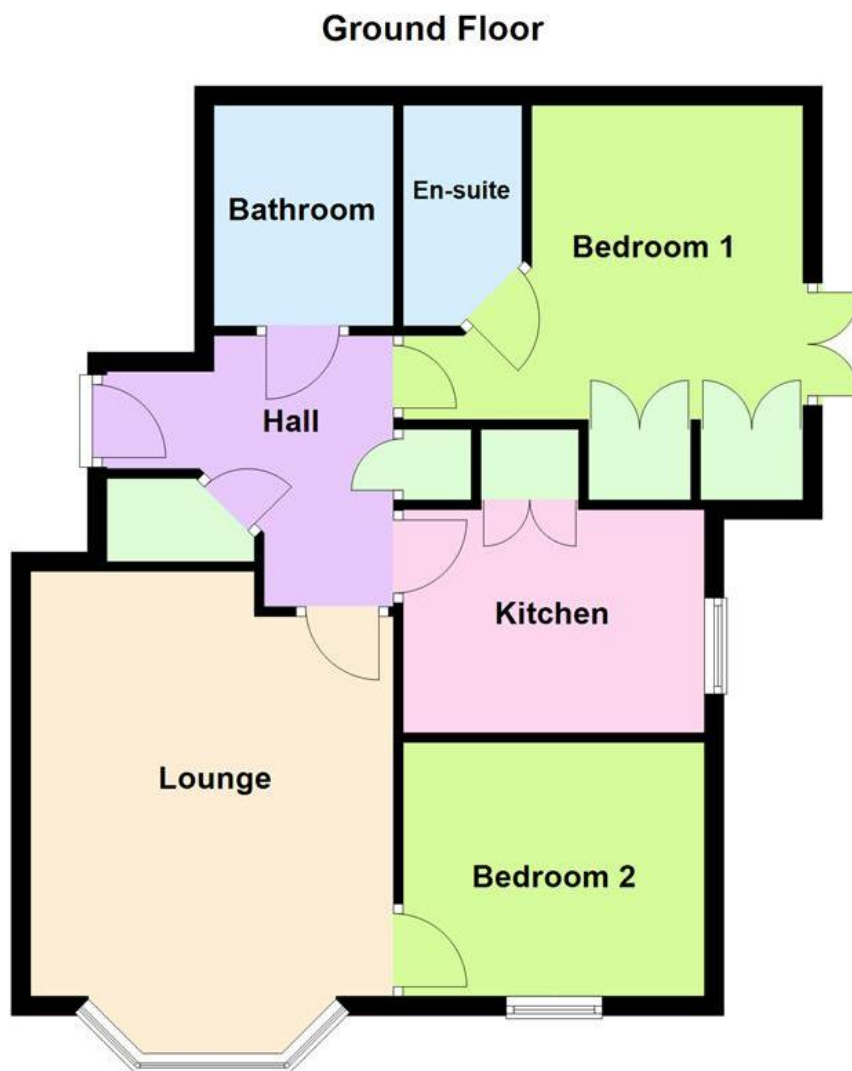
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 3rd April 2025

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage
Council tax band: B
Tenure: Leasehold - Years remaining TBC
Ground Rent: TBC
Service Charge: TBC
Restrictions: TBC

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+) A		
(81-91) B		
(69-80) C	79	79
(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

