



16 Camborne Court, Camborne Road,  
Walsall, WS5 3JE

**£130,000**



# Walsall

£130,000

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## Interior:

The property is entered via a hallway leading into a front-facing kitchen, fitted with a range of wall and base units, a sink with drainer and mixer tap, and a useful storage cupboard.

The lounge offers a spacious living area with an electric fireplace, dual ceiling light points, and a large window overlooking the front.

An inner hallway provides access to the rest of the accommodation, including a shower room with WC, wash hand basin, shower cubicle with electric shower, and extractor fan.

There are two bedrooms: a front-facing double bedroom with built-in storage/potential walk-in wardrobe, and a second rear-facing bedroom also benefiting from built-in storage.

## Exterior:

The property includes access to communal garden space, residential parking, and a private garage.







## Property Specification

### Hallway

Kitchen - 10' 7" x 7' 11"  
(3.22m x 2.41m)

Lounge - 10' 7" x 17' 11"  
(3.22m x 5.46m)

### Inner Hallway

Shower Room - 6' 6" x 6' 2"  
(1.98m x 1.88m)

Bedroom One - 9' 2" x 11' 7"  
(2.79m x 3.53m)

Bedroom Two - 7' 7" x 11' 0"  
(2.31m x 3.35m)

### 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: 15th July 2025

### Viewer's Note:

Services connected: Water, Electric & Drainage  
Council tax band: B  
Tenure: Leasehold - Years Remaining TBC  
Ground Rent: TBC  
Service Charge: £115 p/m


# 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

## Map Location

