



Sadler Road, Brownhills
Walsall, WS8 6BZ

£125,000

Brownhills

£125,000

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Paul Carr Estate Agents are pleased to offer for sale this two bedroom second floor canal side apartment comprising communal entrance, reception hallway, lounge with Juliette Balcony with stunning views, re-fitted kitchen, two bedrooms and bathroom.

The apartment benefits from far reaching views of the canal and farmland beyond. Outside there is communal parking.

NO UPWARD CHAIN.





Property Specification

SECOND FLOOR FLAT
OPEN COUNTRYSIDE & CANAL VIEWS TO REAR
TWO BEDROOMS
RE-FITTED KITCHEN
BATHROOM

Entrance Hallway

Lounge 13' 3" x 11' 6" (4.05m x 3.50m)

Kitchen 9' 8" x 9' 0" (2.95m x 2.75m)

Bedroom One 12' 0" x 9' 10" (3.65m x 2.99m)

Bedroom Two 9' 1" x 12' 10" (2.77m x 3.90m)

Bathroom

Agent's Note:

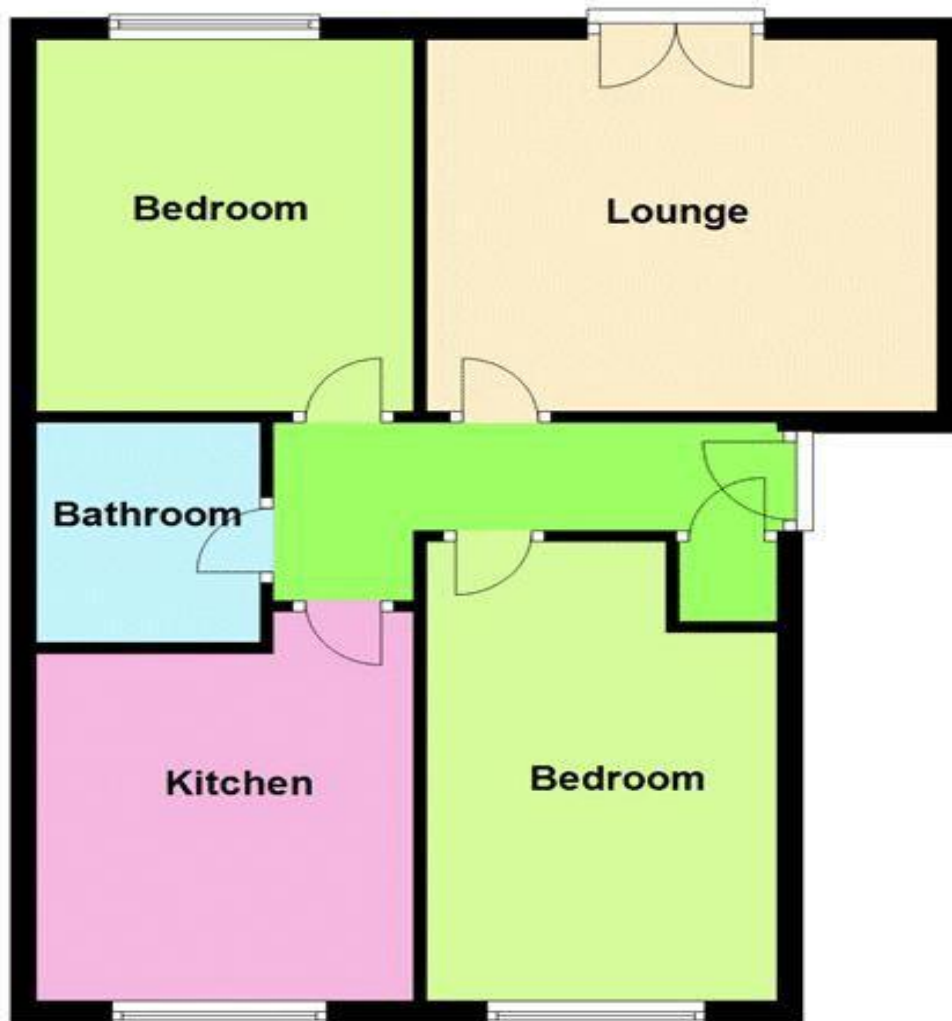
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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 April 2024

Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
Council tax band: B
Tenure: Leasehold 162 years remaining
Service Charge: £480 p.a.

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

