



Moorhen Close, Brownhills
Walsall, WS8 6EE

£120,000

Brownhills

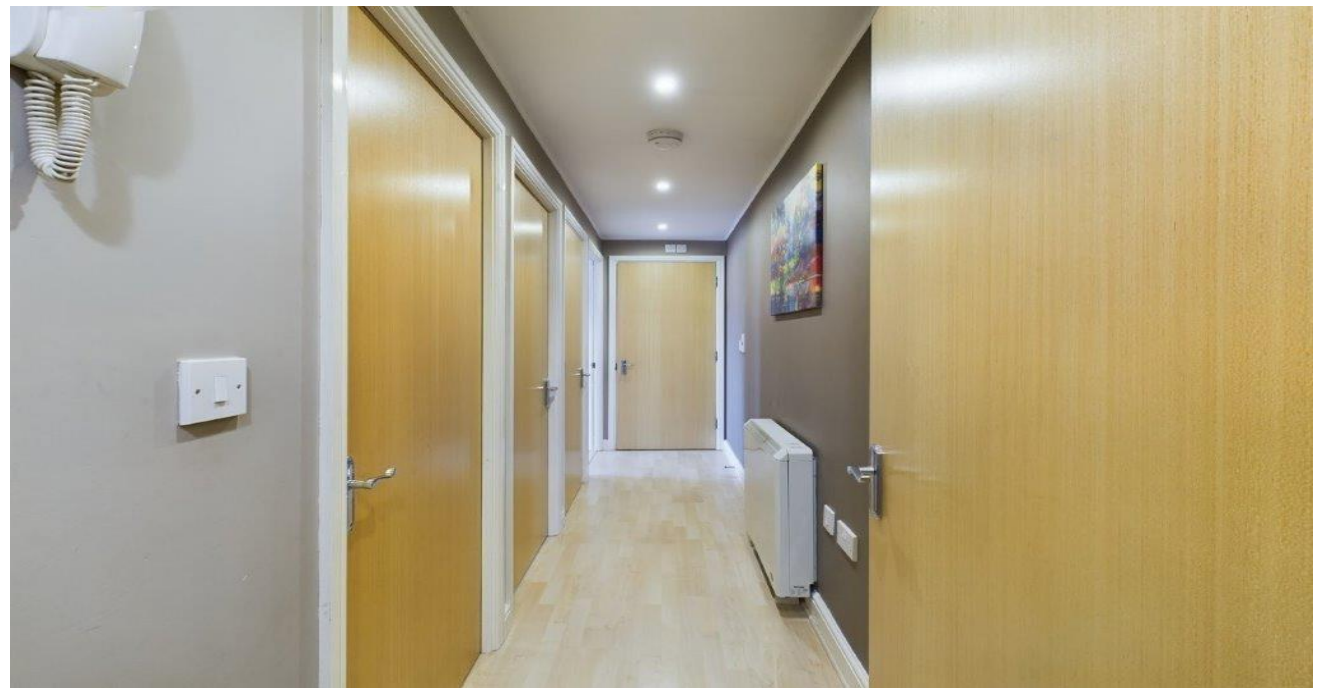
£120,000



Paul Carr Estate Agents are pleased to offer for sale this modern ground floor apartment in a desirable residential location close to the canal.

The chain free accommodation is ideally positioned for local facilities and shops while benefiting from allocated parking and neutrally decorated internal accommodation comprising a lounge/dining room, kitchen with integrated appliances, bathroom with shower, master bedroom and second bedroom.

A lovely opportunity to buy a property of this type.





Property Specification

2 BEDROOM FLAT
LOUNGE
KITCHEN
BATHROOM
ALLOCATED PARKING

Entrance Hallway

Lounge/Diner 16' 9" x 9' 10" (5.1m x 3m)

Kitchen 7' 3" x 6' 11" (2.2m x 2.1m)

Bedroom One 10' 10" x 9' 2" (3.3m x 2.8m)

Bedroom Two 6' 3" x 9' 6" (1.9m x 2.9m)

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: 1st August 2024

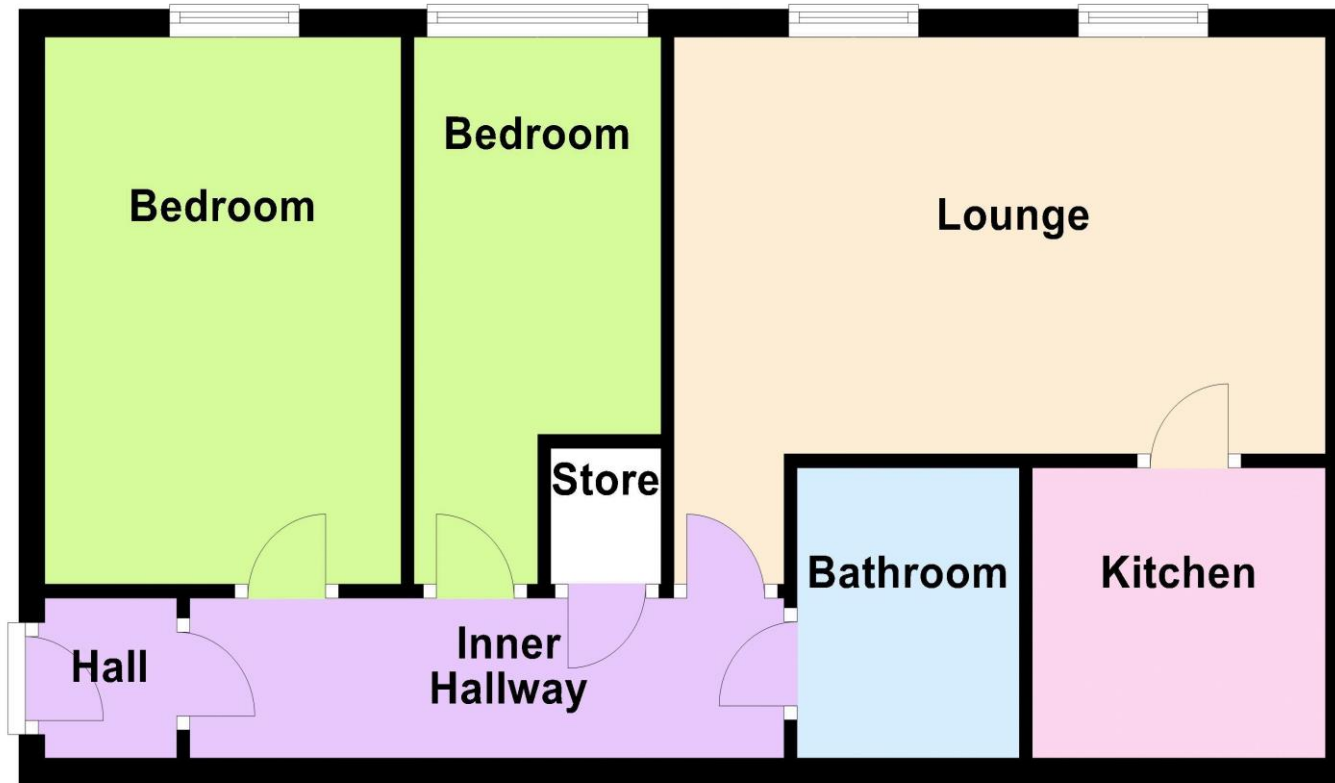
Viewer's Note:

Services connected: Mains electricity, water & drainage
Council tax band: B
Tenure: Leasehold 104 years remaining, 125-year lease from 2003
Ground Rent: £125
Service Charge: £1780

Floor Plan

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

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

