



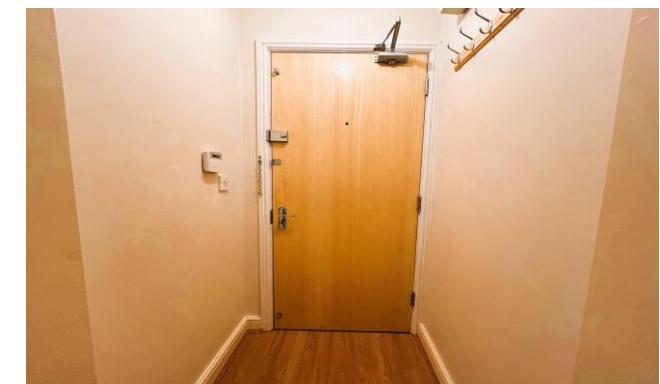
Moorhen Close, Brownhills  
Walsall, WS8 6EE

Offers in the Region Of £120,000

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NO CHAIN ...A modern ground floor apartment enjoying canal side views in a desirable residential location. 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 with canal views, kitchen with integrated oven and hob, bathroom with shower, master bedroom and second bedroom. A lovely opportunity to buy a property of this type.





### 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: 12th August 2025

## Property Specification

GROUND FLOOR FLAT  
TWO BEDROOMS  
LOUNGE / DINING ROOM  
BATHROOM WITH WHITE SUITE  
ALLOCATED PARKING SPACE

### 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

### Viewer's Note:

Services connected: Mains electricity, water & drainage  
Council tax band: B  
Tenure: Leasehold 103 years remaining  
Ground Rent: £125 p.a.  
Service Charge: £1892 p.a.

## *Floor Plan*

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

## *Energy Efficiency Rating*

## Ground Floor



## *Map Location*



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