

Road Map



Hybrid Map



Terrain Map



Floor Plan



31 Crown Lofts

Marsh Street, Walsall WS2 9LB

Offers In The Region Of
£129,950 Leasehold

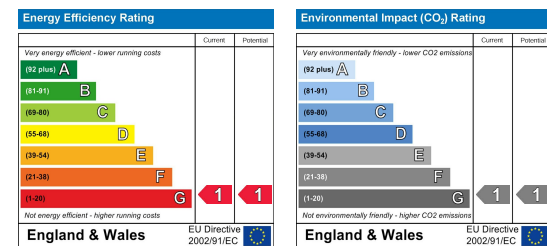


Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Graphs



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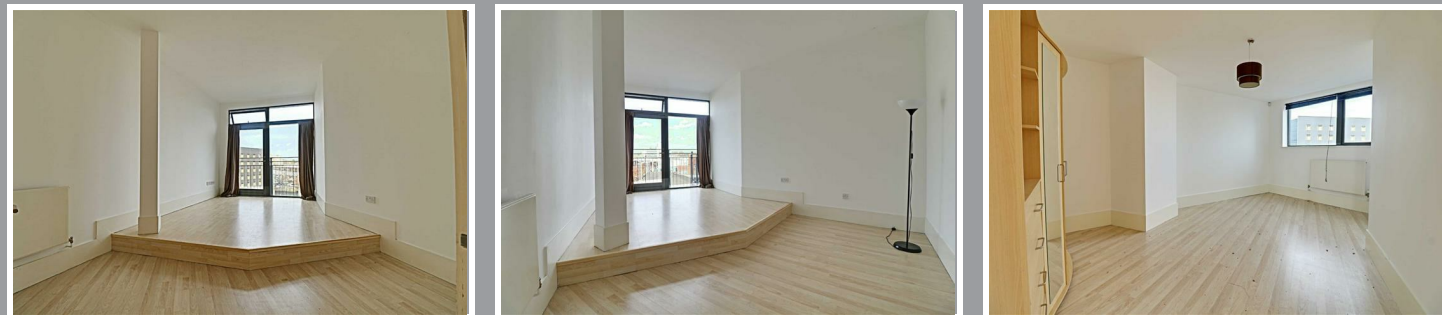
www.marrion.co.uk



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connected to the property, with the exception of gas.

FIXTURES AND FITTINGS: Items detailed in these particulars are included in the sale and will pass with the property.

VIEWINGS: Contact Marrion & Co 01922 404446.

BRIEF DESCRIPTION

*** CAN BE SOLD WITH SITTING TENANT, CURRENTLY PAYING £800PCM ***

This attractive and unusually planned self contained duplex apartment overlooks Walsall's Town Centre Canal side development known as Crown Wharf together with Art Gallery and many Trendy Pubs and Bars with tempting night life! The accommodation benefits from heating, double glazing and secure basement parking and briefly includes;- Split Level Lounge/Dining Room, Fitted Kitchen with space for breakfast table, Two Double Bedrooms and Shower Room/WC, Lift Access, and Close to all Town Centre Amenities.

The centrally heated and double glazed accommodation briefly includes the following;- (all measurements approximate)

ON THE THIRD FLOOR

A SPACIOUS ENTRANCE HALL

With easy rise staircase to the upper floor, with laminate floor, useful built in cloaks cupboard, single panel radiator and doors radiating to the following;-

BEDROOM ONE measuring

18'4" x 12'9" average (5.6 x 3.88 average)

Having a double glazed window to the front aspect, laminate flooring and single panel radiator.

REAR BEDROOM TWO measuring

17'5" x 11'5" average (5.32 x 3.48 average)

Having laminate floor, single panel radiator and two double glazed windows to the rear aspect.

A LANDING AREA

and door to the;-

SPLIT LEVEL LOUNGE/DINING ROOM measuring

19'1" x 13'0" average (5.82 x 3.96 average)

Having a double glazed French door to the Juliet style balcony, laminate flooring, and single panel radiator.

FULLY FITTED KITCHEN measuring

13'1" x 8'10" average (4 x 2.7 average)

Comprehensively equipped in a range of light oak effect base and wall units having contrasting roll topped work surfaces incorporating a single drainer stainless steel sink unit with mixer tap, a four ring electric hob with fan assisted oven and extractor hood over, integrated washer/dryer, ceramic tiling to splash back areas, two double glazed windows to the rear aspect, single panel radiator and space for a breakfast table and chairs.

PART TILED SHOWER ROOM/WC

Having a shower cubicle with glazed screen and gravity feed shower, pedestal wash hand basin and low level close coupled WC, together with extractor fan.

OUTSIDE

Secure basement allocated parking.

GENERAL INFORMATION

TENURE: We are advised by the vendor that the property is Leasehold. However we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

COUNCIL TAX: We understand from www.voa.gov.uk that the property is listed under Council Tax Band A.

