



Thorncroft Way
Walsall

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom, first floor self contained maisonette with its own private rear garden and two car driveway to the front.

Other standout features of the property include: good sized lounge-diner, modern kitchen and bathroom, inner hall hallway, ground floor entrance hall and two good sized bedrooms.

The property benefits from a part boarded loft space, upvc double glazing, full re-wiring (2017) and new central heating system (2017). There is also a useful brick built storage area in the garden.

The property is well placed to take advantage of a wide range of amenities in Walsall town centre, with Lichfield Cannock and Birmingham all being within driving distance. Commuter benefits include the M6 linking the Midlands Motorway network and there are both Cross and Inter City railway lines also available from Walsall Town Centre.

GROUND FLOOR ENTRANCE HALL:

Front door, tiled flooring, ceiling light point, radiator and carpeted stairs to first floor.

INNER HALL:

Carpeted flooring, ceiling light point, useful storage cupboard, airing cupboard, access to loft and doors to all rooms.

LOUNGE-DINER:

5.23m (17'2") max x 3.68m (12'1") max
Carpeted flooring, TV aerial point, coving, ceiling light point, radiator, dining area and two windows to front.

KITCHEN:

3.68m (12'1") max x 2.57m (8'5")
Range of matching base units incorporating cupboards, drawers and work surfaces, inset stainless steel bowl sink and drainer with mono taps, space for oven and further appliances, tiled splash back, ceiling light points, useful storage cupboard and window to rear.

MASTER BEDROOM:

3.73m (12'3") x 3.68m (12'1")
Carpeted flooring, built in wardrobe, ceiling light point, radiator and window to front.

BEDROOM TWO:

4.33m (14'3") max x 2.66m (8'9") max
Carpeted flooring, built in wardrobe, ceiling light point, radiator and window to rear.

BATHROOM:

Suite comprising: bath, pedestal wash hand basin, W/C, ceiling light point and window to rear.

TENURE:

We have been advised the property is leasehold with 118 years remaining. Service charge is £430 per annum. Ground rent is £10 per annum.





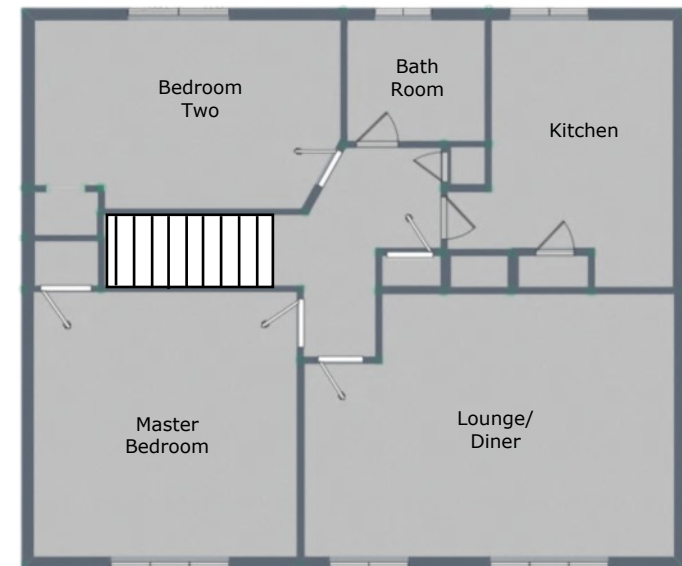
VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



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