



Birmingham Road WS1 2NS

Offers Over £139,950

**midland
residential**



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Midland Residential are excited to bring to market this modernised two-bedroom first-floor apartment. Set within a sought-after and leafy suburb of South Walsall. Occupying a prime position within well-maintained private grounds, the property benefits from secure entry access, resident-only parking, and a secure gated garage en-bloc. Enjoying attractive communal gardens, with pleasant front and rear aspects, offering a peaceful and well-kept environment. Internally, the apartment is bright and well-proportioned throughout. The accommodation briefly comprises a welcoming entrance hallway with useful storage, a reception room with dual aspect windows and patio door leading onto a balcony, a modern fitted kitchen, two generous bedrooms both with built-in wardrobes, and a stylish contemporary bathroom featuring a bath with rain shower. Further benefits include gas central heating and double glazing. Offered for sale with no onward chain, this property is ideal for first-time buyers or someone looking to downsize, seeking a ready-to-move-into home. Service charge:

- Second Bedroom Apartment
- First Floor
- Modern Bathroom
- Balcony
- Private Garage
- Communal Parking with Parking Passes
- Gas Central Heating
- Double Glazed Windows
- EPC C
- Walsall Tax Band B



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Approximately £994 pa, Tenure: Leasehold (approx 129 years remaining) with a freehold share, £1 pa ground rent. Viewings strictly by appointment only.

Description

Approach

Being located through a private entrance, with resident-only parking

Communal Entrance

Having a secure entrance with intercom access, with stairs leading through to the first floor, with UPVC double-glazed communal windows overlooking the front and rear windows.

Entrance Hallway

7.12 x 1.1 (23'4" x 3'7")

An impressive hallway with vinyl flooring, central heating radiator, Honeywell thermostatic digital central heating control, two ceiling light points, cloak store with wall hooks and consumer electric fuse board, having two additional storage cupboards with part shelving, doors leading thereoff:

Reception Room

5.13 x 3.12 (16'9" x 10'2")

Having a newly fitted carpet, central heating radiator, Upvc window to the side elevation, ceiling light point, UPVC double-glazed patio doors leading to a balcony overlooking the fore

Bedroom 1

4.25 x 3.15 (13'11" x 10'4")

Having a newly fitted carpet, built in wardrobe space with louve doors, central heating radiator, Upvc double-glazed window to the fore

Bedroom 2

4.58 x 2.71 (15'0" x 8'10")

Having a newly fitted carpet, built in wardrobe space with louvre doors, central heating radiator, Upvc double-glazed window overlooking the rear

Bathroom

1.67 x 2.7 (5'5" x 8'10")

Having tiled flooring, moderns bath with side panel and glazed shower screen with bath filler tap and thermostatic shower with rainshower attachments over, built-in bathroom vanity unit with washhand basin and tap over with vanity storage below with concealed system and low-level WC, floor to ceiling wall tiles, stainless steel centrally heated towel rail, Upvc double-glazed window overlooking the rear with obscure glass, ceiling light point

Kitchen

2.29 x 3.97 (7'6" x 13'0")

Having vinyl flooring, a selection of modern wall and base units with laminated worksurface with an inset Hotpoint electric hob with stainless steel splashback and buit in extractor fan over, with electric oven below, inset stainless steel bowl and half sink with mixer tap over, central heating radiator, Upvc double glazed window overlooking the rear, ceiling light point, recessed store housing a Vallant Ecotech Boiler with filters, door leading to store with shelving.

Garage

5.17 x 2.41 (16'11" x 7'10")

Being located in a separate block, through a secure, key-coded, automatic gated entrance, with metal up and over doors.

Communal Grounds

Having a private communal front and rear lawned area with a selection of mature trees and shrubs.



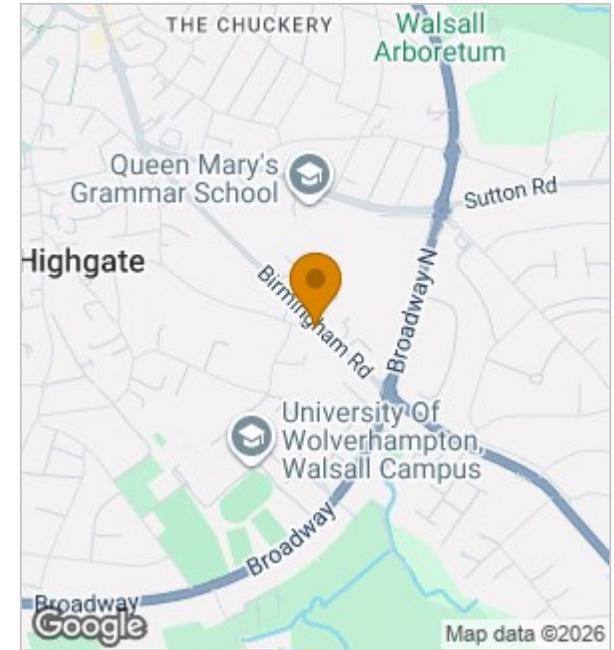




Floor Plans



Area Map



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923 Walsall Road, Birmingham, West Midlands, B42 1TN
Tel: 01213477000 Email: info@midlandresidential.co.uk <https://www.midlandresidential.co.uk>

Energy Performance Graph

