



**Windrush Close,
Walsall, West Midlands, WS3 4NW**

£135,000



GROUND FLOOR APARTMENT | RENOVATED THROUGHOUT | NO CHAIN

Goodchilds are pleased to present this recently renovated TWO BEDROOM GROUND FLOOR APARTMENT on the popular development of Windrush Close in Pelsall. The property benefits from a Secure Communal Entrance, Entrance hallway with storage cupboards, Spacious lounge, Large Renovated Kitchen, Two Double Bedrooms and Newly Fitted Bathroom. The property has also been completely redecorated throughout with new flooring. This is an ideal opportunity for a first time buyer or for a purchaser looking to downsize. Viewings are highly recommended.

Communal Entrance



Secure intercom entrance, access from the front or back of the building, clean and tidy communal landing with staircase leading to first floor

Entrance Hall



accessed from communal hallway, two storage cupboards, electric storage heater and internal doors to all rooms

Lounge



Double glazed UPVC window to front, electric storage heater and television aerial point

Kitchen



Recently renovated fitted kitchen with a range of matching wall and base units with work surfaces over incorporating tiled splash backs, stainless steel sink & drainer, UPVC window to rear, new vinyl flooring, plumbing for washing machine and electric wall heater

Bedroom One



Double glazed UPVC window to front, electric storage heater and power sockets. Carpets recently installed

Bedroom Two



Double glazed UPVC window to front, electric storage heater and power sockets. Carpets recently installed

Bathroom



Newly installed white suite comprising of a bath with shower over and glass screen, WC and wash basin with pedestal. Tiles to splashback areas, new vinyl flooring, UPVC window to rear and electric wall heater

Communal Grounds



Allocated parking space, communal bin stores and well kept grounds



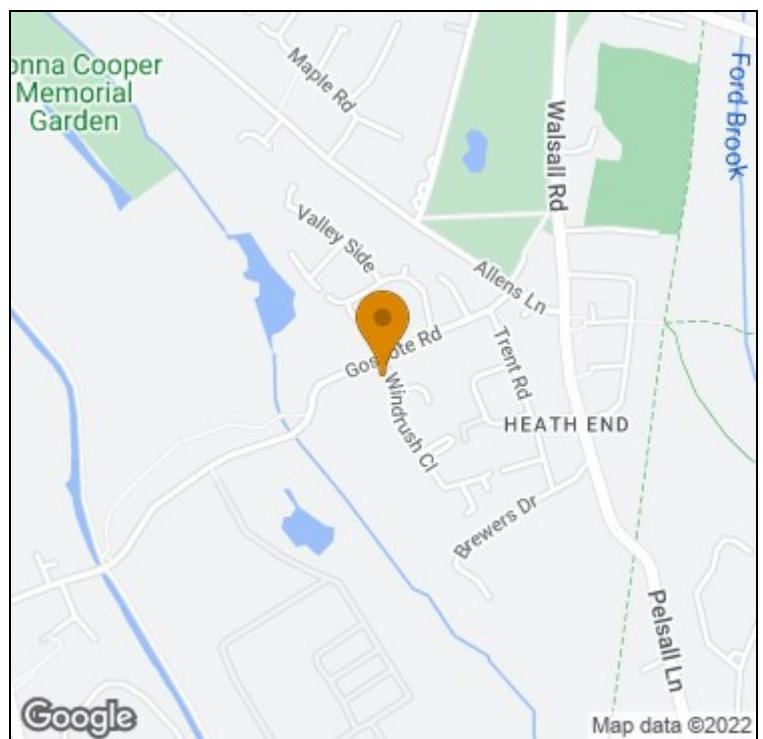
⁽¹⁾ Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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