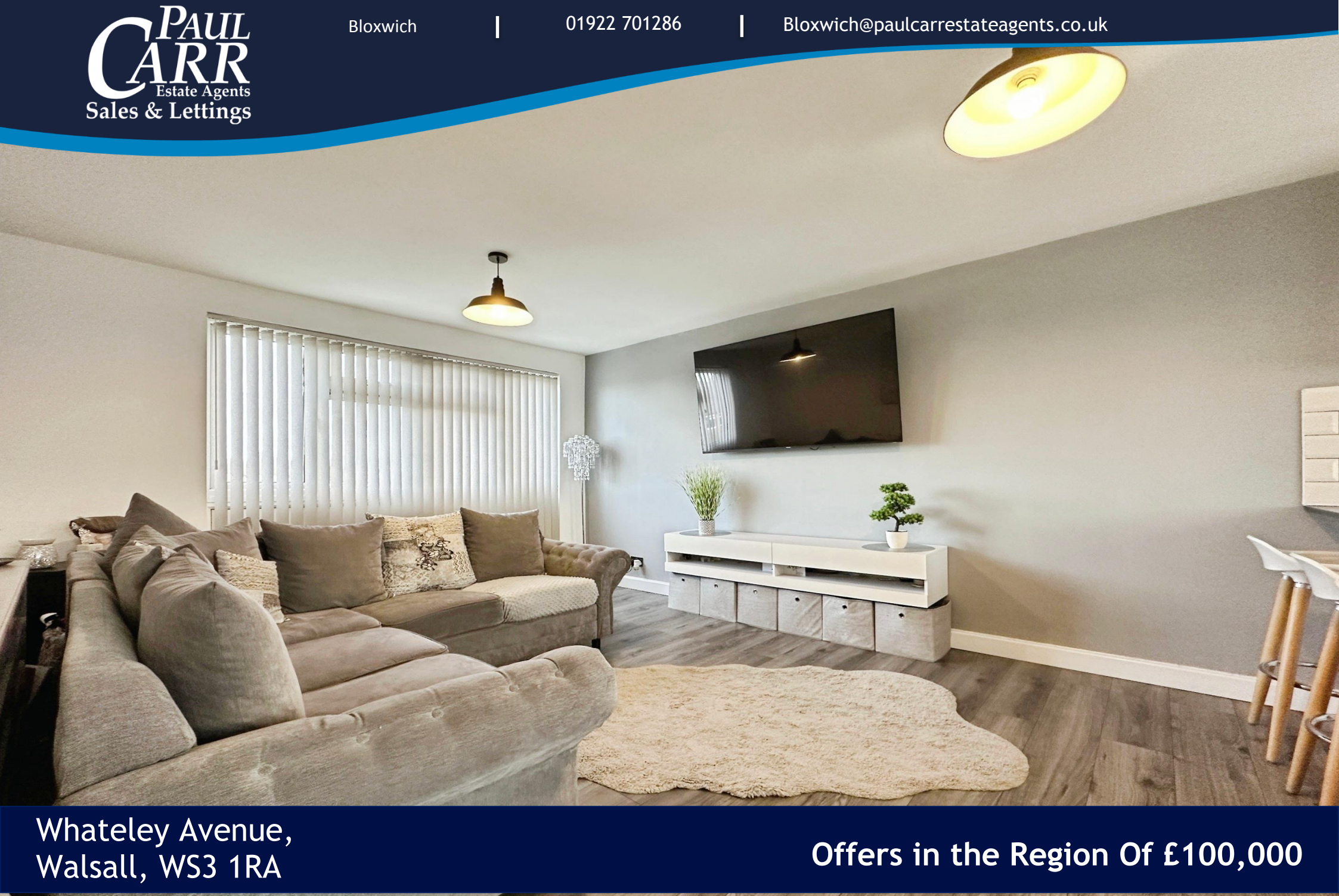
PAUL CARR Estate Agents Sales & Lettings

Bloxwich | 01922 701286 | Bloxwich@paulcarrestateagents.co.uk



Whateley Avenue, Walsall, WS3 1RA

Offers in the Region Of £100,000

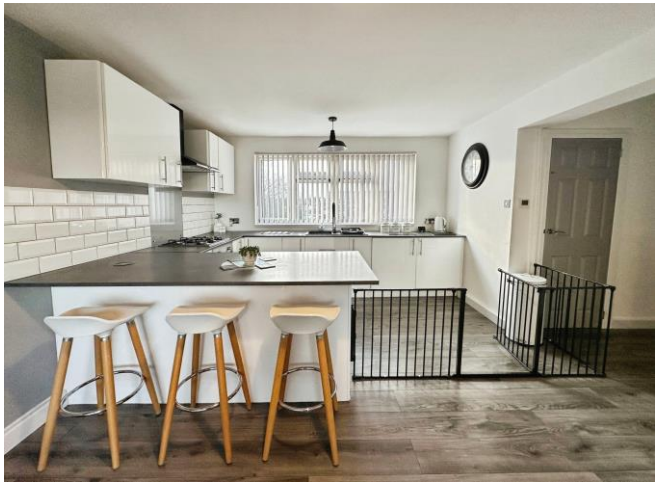
Offers in the Region Of £100,000

2 *1* *1*

This well-presented property comprises a welcoming entrance hallway with downlighters, radiator and access to all rooms, leading to a spacious open-plan lounge/kitchen with double glazed windows to the front and rear, multiple ceiling light points and a radiator.

The kitchen is fitted with a modern range of wall and base units incorporating an integrated four-ring gas hob, electric oven, fridge and freezer, along with a sink with mixer tap and breakfast bar.

There are two double bedrooms, the principal bedroom benefiting from a walk-in wardrobe, while the second bedroom includes built-in wardrobes. The family bathroom is fitted with a vanity wash hand basin, low flush WC and P-shaped bath with shower over, complemented by an obscure double glazed window, downlighters and an electric heater. Externally, the property enjoys access to communal garden areas with boundary fencing and shared parking.





















Property Specification

IMPRESSIVE SECOND FLOOR FLAT
IDEAL FTB OR BUY TO LET OPPORTUNITY
TWO GENEROUS BEDROOMS
WALK IN WARDROBE
OPEN PLAN LOUNGE/KITCHEN

Entrance Hallway

Lounge/Kitchen 11' 7" x 23' 7" (3.53m x 7.18m)

Bedroom One 9' 7" x 13' 1" (2.92m x 3.98m)

Walk-in Wardrobe 6' 3" x 4' 8" (1.90m x 1.42m)

Bedroom Two 11' 8" x 12' 6" (3.55m x 3.81m)

Family Bathroom 5' 3" x 7' 6" (1.60m x 2.28m)

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: 3rd November 2026

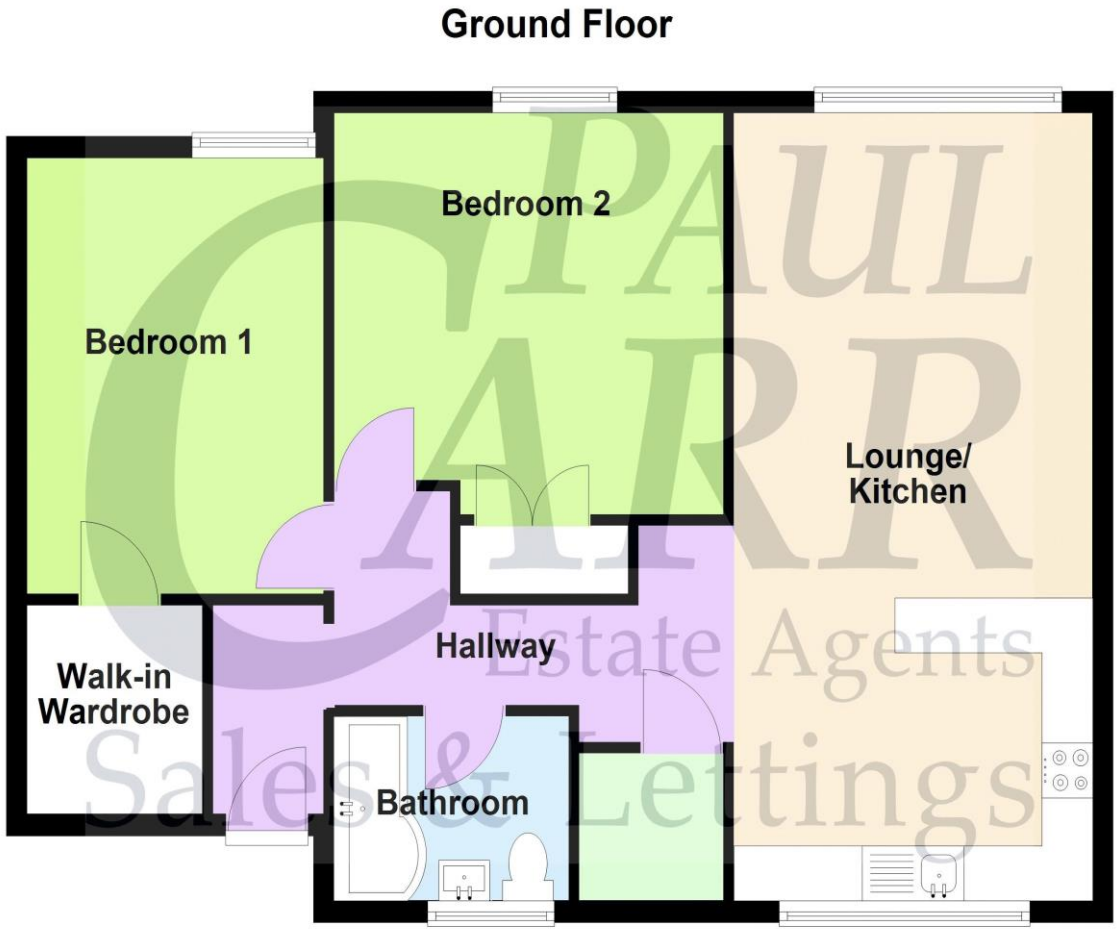
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected:
Council tax band: A
Tenure: Leasehold
Ground Rent: £10
Service Charge: £790

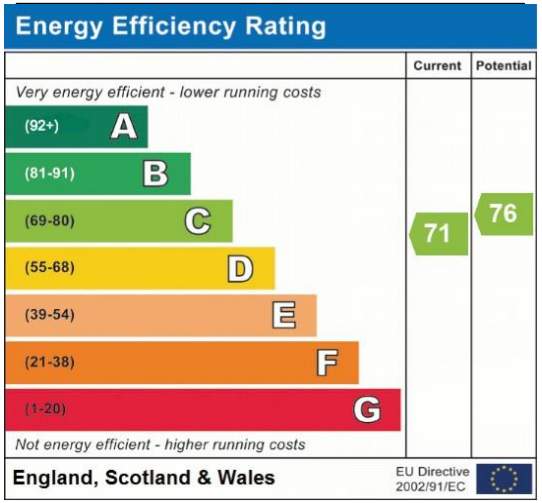
Floor Plan

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

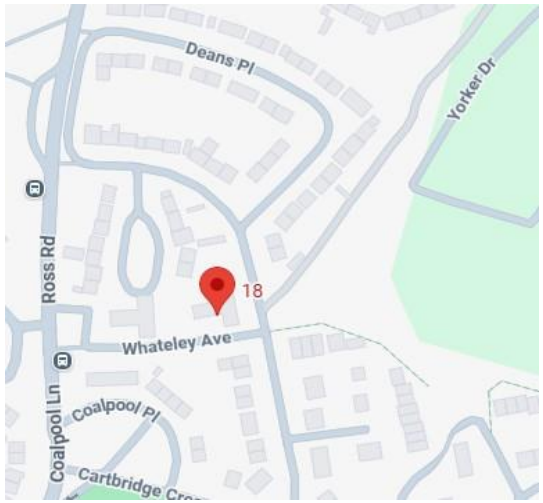


This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating



Map Location



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OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman