



Porter House
Wood Cutter Close, Walsall

Porter House

Walsall



Lovett&Co. Estate Agents are pleased to offer for sale this well presented & spacious two bedroom ground floor apartment. Key features of the property include: spacious open plan lounge/diner with Juliet Balcony, modern fitted kitchen & fitted shower room, good sized bedrooms and allocated parking.

The property is situated on the outskirts of Walsall Town centre, which provides a wide range of amenities including restaurants, sports centre, shopping outlets and an impressive arboretum and is also well placed to take advantage of a wide range of amenities in Lichfield, Birmingham and Cannock town centres. Commuter benefits include A461, A34, M6, M5, J7M6 is only 1 mile away and Birmingham, Bus & train routes also available from Walsall town centre.

The property is set over one floor comprising: hallway, open plan lounge/diner, kitchen, two bedrooms and shower room. Externally the property offers: allocated parking parking space plus visitors spaces and communal lobby areas. The property benefits from UPVC double glazing and central heating through out.

RECEPTION HALL:

Front entrance door, carpeted flooring, ceiling light point, airing cupboard, security

telecom system, doors to lounge/diner, shower room and both bedrooms.

OPEN PLAN LOUNGE/DINER:

12' 6" x 13' 3" (3.81m x 4.03m)
Carpeted flooring, TV & phone sockets, ceiling light points, radiator, windows to both sides, Juliet Balcony to side, window to rear, dining area with space for table & chairs and door to kitchen.

MODERN FITTED KITCHEN:

6' 7" x 10' 7" (2m x 3.22m)
Range of matching wall and base units incorporating cabinets, shelves and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring gas hob with extractor hood, laminate flooring, recess spot lights, window to side, useful pantry, space for washing machine and fridge/freezer.

MASTER BEDROOM:

10' 9" x 11' 9" (3.27m x 3.57m)
Carpeted flooring, radiator, ceiling light point and window to side.

BEDROOM TWO:

16' 5" x 8' 11" (5.00m max x 2.72m max)
Carpeted flooring, radiator, ceiling light point and window to side.

SHOWER ROOM:

White suite comprising: shower cubicle, vanity unit incorporating wash hand basin &





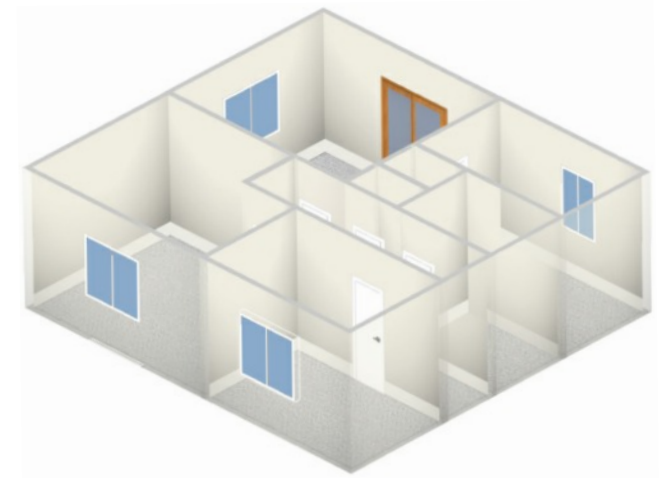
low level W/C, tiled flooring, heated towel rail and ceiling light point.

EXTERNALLY:

Externally the property offers: allocated parking parking space plus visitors spaces and communal lobby areas.

VIEWING:

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



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.





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