

## 23 Larch Court Noddy Park Road, Walsall, WS9 8PF

Offers over £165,000

- **\*\* Ideal First Time Buyer or Investor Property\*\***
- Fitted Kitchen
- Garage
- Two Bedrooms
- New Shower Room
- Living Room with Dining Area
- New Windows

# 23 Larch Court Noddy Park Road, Walsall WS9 8PF

Nestled on Noddy Park Road in Walsall, this charming purpose-built flat offers a delightful living space perfect for first-time buyers, those looking to downsize, or savvy investors. Spanning an impressive 753 square feet, the property features a well-appointed reception room that provides a welcoming atmosphere for relaxation and entertaining.

The flat comprises two comfortable bedrooms, ideal for accommodating guests or creating a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents. Built in 1980, this property combines classic design with modern living, making it a versatile choice for various lifestyles.

One of the standout features of this flat is its excellent proximity to local amenities. Residents will find themselves just a stone's throw away from a variety of shops, bars, and restaurants, making it easy to enjoy the vibrant community that Walsall has to offer. Whether you are seeking a leisurely afternoon of shopping or a night out with friends, everything you need is within reach.

This property presents a fantastic opportunity for those looking to enter the property market or for investors seeking a promising rental option. With its appealing location and practical layout, this flat on Noddy Park Road is not to be missed. Embrace the chance to make this delightful space your new home.



Council Tax Band: C



Communal Entrance

Private Entrance Hallway

Living Room with Dining Area

23'11" x 9'10"(max)

Fitted Kitchen

11'1" x 8'7"(max)

Bedroom 1

11'11" x 9'4"

Bedroom 2

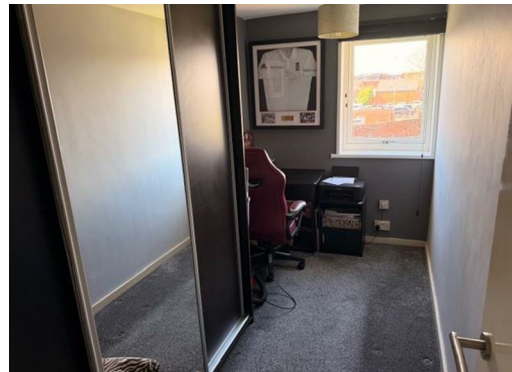
11'11" x 5'11"

Shower Room

8'7"(max) x 5'3"

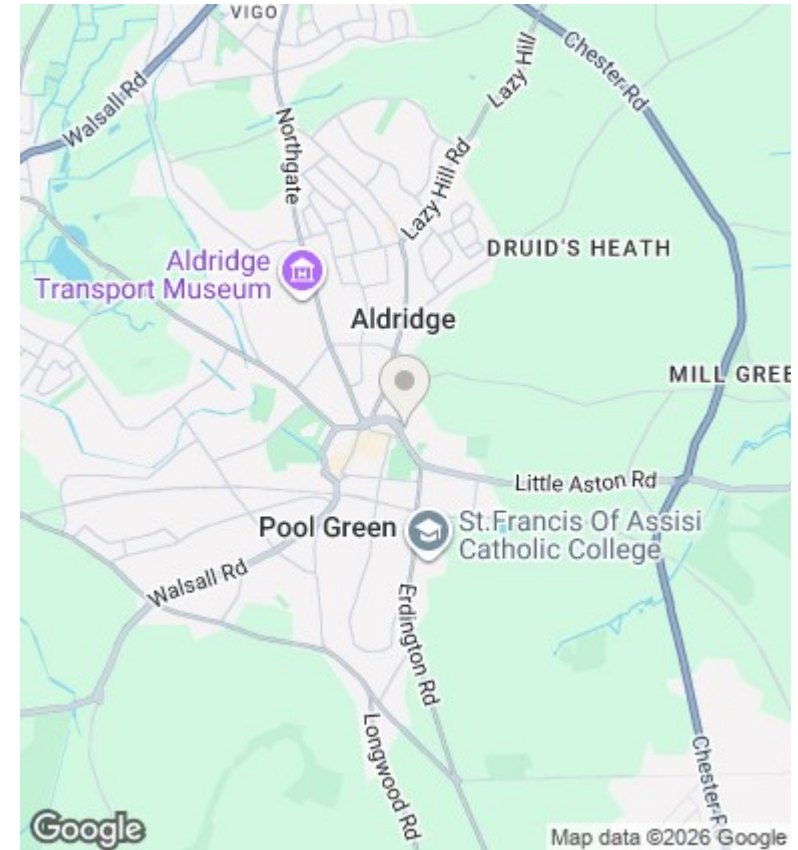
Garage







While every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their efficiency or ability to perform.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01543 222 700 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	