



2 Sadlers Mill Sadler Road, Walsall

In Excess of £145,000

 **NEWTON FALLOWELL**

## 2 Sadlers Mill Sadler Road

Walsall

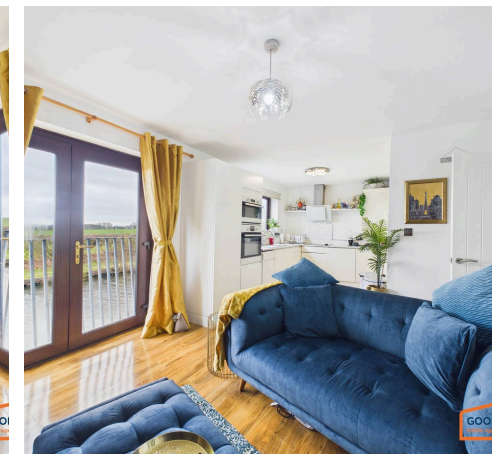
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Popular location
- Beautifully presented
- Two double bedrooms
- Fitted Kitchen
- Canal side views
- Off road parking
- Close to local amenities
- Good transport links





### Lounge

Having exposed brick feature wall and french doors with Juliette balcony offering stunning views of the canal and surrounding farm.

### Kitchen

Open plan Kitchen with matching wall and base units and integrated appliances.

### Bedroom one

Neutrally decorated double bedroom.

### Bedroom two

Large double bedroom, currently being used as a dining room.

### Shower room

Partially tiled room with large walk in cubicle with mains rainfall shower and vanity basin and w.c.





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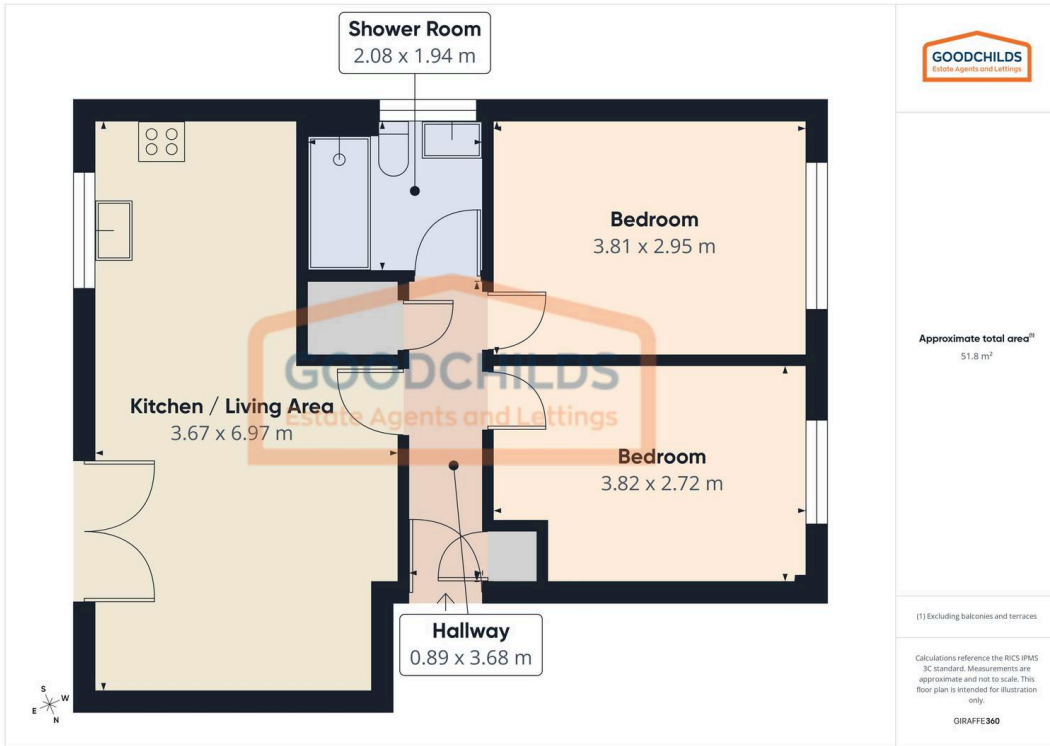
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Approximate total area<sup>(1)</sup>  
51.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Goodchilds Newton Fallowell Estate Agents & Lettings (Brownhills)

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