



Smiths Flour Mill, 44 71 Wolverhampton Street, Walsall, WS2 8DE

Offers in excess of £70,000

- ** NO Chain**
- Ideal Investment/First Time Buyer Property
- Second Floor
- Open Plan Living Room/ Kitchen Area
- One Bedroom
- Secure Gated Parking

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Welcome to this charming apartment located on Wolverhampton Street in Walsall. This delightful property offers a perfect opportunity for first-time buyers or those seeking a solid rental investment. Spanning an area of 377 square feet, the apartment features a well-proportioned reception room, a comfortable bedroom, and a modern bathroom, making it an ideal living space for individuals or couples.

One of the standout features of this apartment is the convenience of secured parking, providing peace of mind for residents. The property is offered with no chain, allowing for a smooth and efficient purchase process.

Situated in a vibrant area, this apartment is close to local amenities, making it easy to enjoy the best that Walsall has to offer. Whether you are looking to settle down or invest in a property with great potential, this apartment is a fantastic choice. Don't miss the chance to make this lovely home your own.



Council Tax Band: A



Communal Entrance

Private Entrance

Open Plan Living Room

11'5" x 10'5"

Kitchen Area

10'11" x 5'2"

Bedroom

10'5" x 7'10"

Bathroom

7'10" x 6'4"

Designated Permit Parking



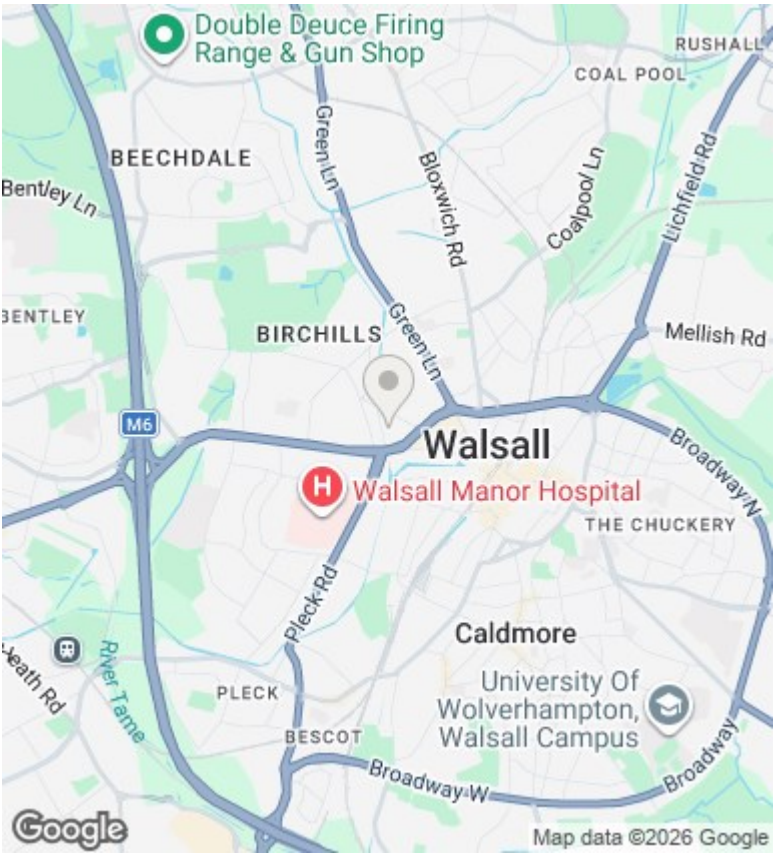
Directions

Viewings

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

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(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 