



80 Manorhouse Close,
Walsall, WS1 4PB

Offers Over £90,000

Walsall

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Paul Carr Estate Agents are delighted to offer for sale this neatly presented, two-bedroom second floor apartment, offering convenient access to public transport links, reputable nearby schools, and a wealth of local amenities.

This property is an excellent investment opportunity, with a tenant already in situ and an allocated parking space.

The flat provides a light and airy reception room with a Juliet balcony, creating an inviting open-plan living area that seamlessly connects to the kitchen. The kitchen area itself is thoughtfully designed, featuring a range of fitted units, an integrated oven and hob, a breakfast bar, and plumbing for a washing machine.

Both bedrooms are generously sized; the principal bedroom boasts double proportions and fitted wardrobe space, while the second is suitable for use as a compact double or a good-sized single room, offering flexibility to suit your lifestyle needs.

The bathroom is fitted with a white suite, including a WC, wash basin, and bath.

This desirable property not only offers comfortable living but also stands out as a great investment opportunity thanks to its current tenancy arrangement.

Don't miss out on securing a well-located flat within reach of key amenities.

Early viewing is highly recommended.

Under the terms of the Estate Agency Act 1979, Paul Carr Estate Agents disclose a personal interest in this property.





Property Specification

Hall

Living Room/Kitchen -

6.67m (21'11") x 4.58m (15') max

Bedroom 1 - 3.52m (11'6") to wardrobe front
x 3.20m (10'6") max

Bedroom 2 - 3.20m (10'6") x 2.44m (8')

Bathroom - 2.50m (8'2") x 1.77m (5'10")



Agent's Note:

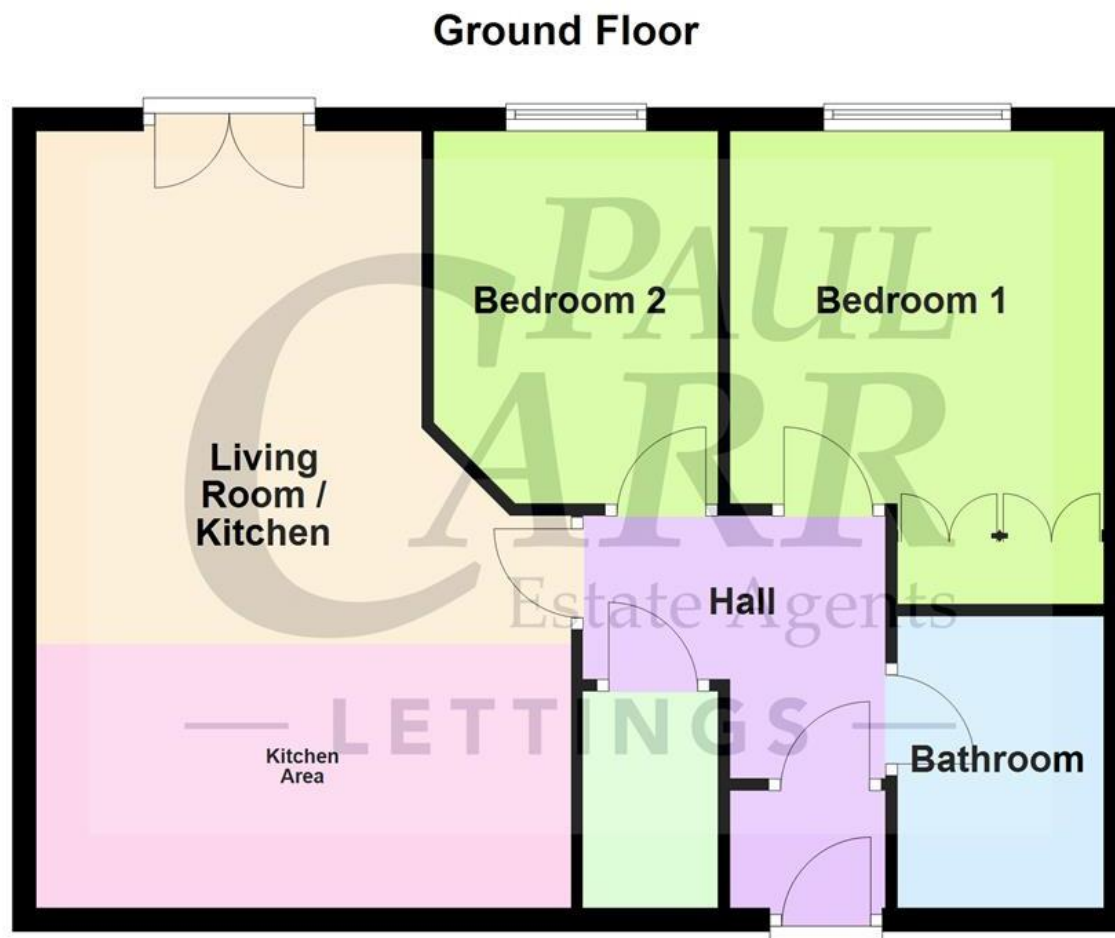
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 21st October 2025

Viewer's Note:

Services connected: Gas, Water, Electric & Drainage
Council tax band: B
Tenure: Leasehold 106 years remaining
Ground Rent: £150 p/a
Service Charge: £1126 p/a

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Map Location

