PAUL CARR Estate Agents Sales & Lettings

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Walker Road
Walsall, WS3 1JZ

Offers in the Region Of £100,000

Bloxwich

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Situated on Walker Road, Bloxwich, this well-presented two-bedroom first-floor apartment offers bright, spacious and practical accommodation, making it an ideal purchase for first-time buyers, downsizers or investors. The property forms part of an established residential development and is conveniently positioned for local amenities, schools, transport links and access into Bloxwich town centre. The accommodation is accessed via an entrance hall which leads through to the main living areas. A particular highlight is the generous open-plan kitchen/lounge, providing an excellent space for both relaxing and dining. The fitted kitchen offers a good range of wall and base units with integrated cooking appliances, space for further appliances and ample worktop space, while the adjoining lounge area benefits from plenty of natural light and offers room for both seating and dining furniture. There are two well-proportioned bedrooms, with the principal bedroom offering excellent space for a double bed and additional furniture, while the second bedroom provides a versatile room suitable for use as a guest bedroom, dressing room or home office. The accommodation is completed by a fitted bathroom with bath and shower facilities, wash hand basin and WC. Externally, the apartment enjoys a pleasant position within the development, with access to communal areas and nearby parking. Offering generous room sizes, a spacious open-plan living area and a convenient Bloxwich location, this attractive apartment should appeal to a wide range of buyers













Property Specification

LONG LEASE
TWO BEDROOMS
FIRST FLOOR APARTMENT
OPEN PLAN LOUNGE/ KITCHEN
JULIETTE BALCONY
TWO SPACIOUS BEDROOMS

Lounge/ Kitchen
20' 8" x 10' 8" (6.29m x 3.25m)

Bedroom 1
8' 4" x 14' 9" maximum (2.54m x 4.49m)

Bedroom 2
12' 0" x 7' 1" maximum (3.65m x 2.16m)

Bathroom

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:

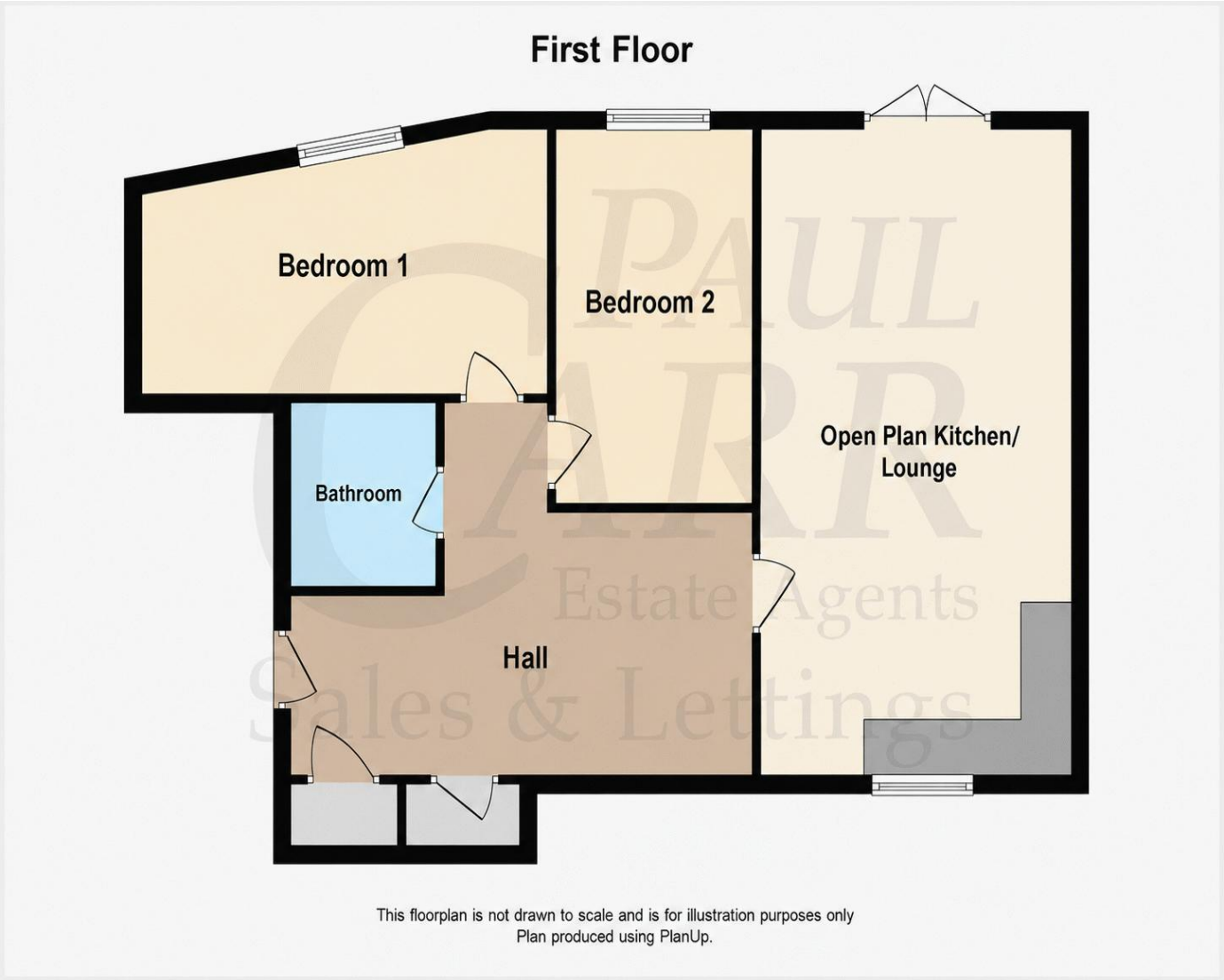
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

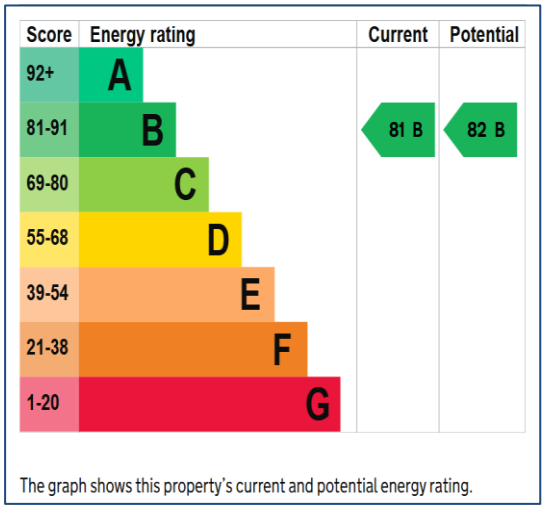
Services connected: All Services
Council tax band: A
Tenure: 130 Leasehold years remaining, lease from April 2006
Ground Rent: ££245.51
Service Charge: £1740.00

Floor Plan

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



Energy Efficiency Rating



Map Location



www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman