



Camborne Road | Walsall | WS5 3JE
Offers In The Region Of £75,000



Summary

****GROUND FLOOR STUDIO APARTMENT WITH NO UPWARD CHAIN**POPULAR PARK HALL AREA**NO ONWARD CHAIN & LONG LEASE**SPACIOUS AND VERSATILE STUDIO LAYOUT TO LIVING AND BED AREA WITH FLOOR TO CEILING WINDOWS AND GARDEN VIEWS**WELL MAINTAINED COMMUNAL GROUNDS & GARAGE IN SEPARATE BLOCK****
A well appointed and deceptively spacious ground floor studio apartment situated within the sought after Camborne Court development within Park Hall. This property represents an ideal opportunity for first time buyers or as a downsizing opportunity, benefitting from a long lease and being offered to the market with no onward chain, allowing for a hassle free and expedient purchase.

The apartment is within easy reach of the A34 Birmingham Road, providing excellent transport links with frequent and direct bus routes into Birmingham City Centre, making it particularly appealing for commuters. In addition, a variety of local shopping facilities, convenience stores and everyday amenities are within easy walking distance, enhancing the practicality of the location.

Accessed via a secure communal entrance, the property itself opens into a welcoming internal hallway which provides access to all principal rooms. The fitted kitchen is well laid out with a range of

Key Features

- GROUND FLOOR STUDIO APARTMENT WITH NO UPWARD CHAIN
- NO ONWARD CHAIN & LONG LEASE
- SPACIOUS AND VERSATILE STUDIO LAYOUT TO LIVING AND BED AREA WITH FLOOR TO CEILING WINDOWS OVERLOOKING COMMUNAL GROUNDS
- WELL MAINTAINED COMMUNAL GROUNDS & GARAGE IN SEPARATE BLOCK
- CLOSE TO LOCAL SHOPPING PRECINCT AND AMENITIES
- SOUGHT AFTER CAMBORNE COURT DEVELOPMENT - LOCATED IN THE POPULAR PARK HALL AREA
- IDEAL FOR FIRST TIME BUYERS
- FITTED KITCHEN WITH STORAGE AND WORKSPACE & SEPARATE BATHROOM
- EXCELLENT TRANSPORT LINKS VIA A34 TO BIRMINGHAM CITY CENTRE OR WALSALL
- CONTACT WEBBS ALDRIDGE TO VIEW - 01922 288800!!

Rooms and Dimensions

COMMUNAL INTERCOM RESIDENT ENTRANCE HALLWAY

ENTRANCE HALLWAY

COMBINED STUDIO LIVING AND BEDROOM AREA
16'9" x 12'2" (5.11m x 3.73m)

LIVING AREA
12'2" x 9'8" (3.73m x 2.95m)

BED AREA
7'2" x 7'8"/6'7" (2.19m x 2.35/2.03m)

KITCHEN
9'7" x 6'2" (2.94m x 1.89m)

BATHROOM

GARAGE IN SEPARATE BLOCK

Identification Checks

Premium Conveyancing (B)





**GET READY FOR A SPEEDIER,
SMOOTHER AND MORE SUCCESSFUL
TRANSACTION WITH THIS PREMIUM
CONVEYANCING PROPERTY!**

The vendors have opted to provide a legal pack for the sale of this property, which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

Webbs
estate agents
in partnership with **lamproperty**



