



72 Waterfront Way, Walsall, WS2 9NH

Offers in the region of £95,000

- ****NO ONWARD CHAIN****
- Bedroom
- Perfect 1st Time Buyer or Investment Property
- Bathroom
- Open Plan Lounge with Kitchen
- Underground Parking

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This well presented first floor apartment is ideally located within easy reach of local shops, The Manor Hospital, Walsall train station, and excellent motorway links,

The property consists of a entrance hallway with useful storage, open-plan lounge and kitchen, complete with space for appliances and two sets of French doors leading to the balcony – an ideal spot to relax or entertain while enjoying the views.

The bedroom features fitted wardrobes and a good sized bathroom completes the accommodation.

The property also has double glazing, electric heating, and an allocated underground parking space for added convenience.



Council Tax Band: A



Communal Entrance

Private Entrance Hall

Lounge

14'3" x 12'7"

Kitchen

10'5" x 8'3"

Bedroom

13'8" (max) x 12'2" (max)

Bathroom

9'2"(max) x 6'9"(max)

Parking



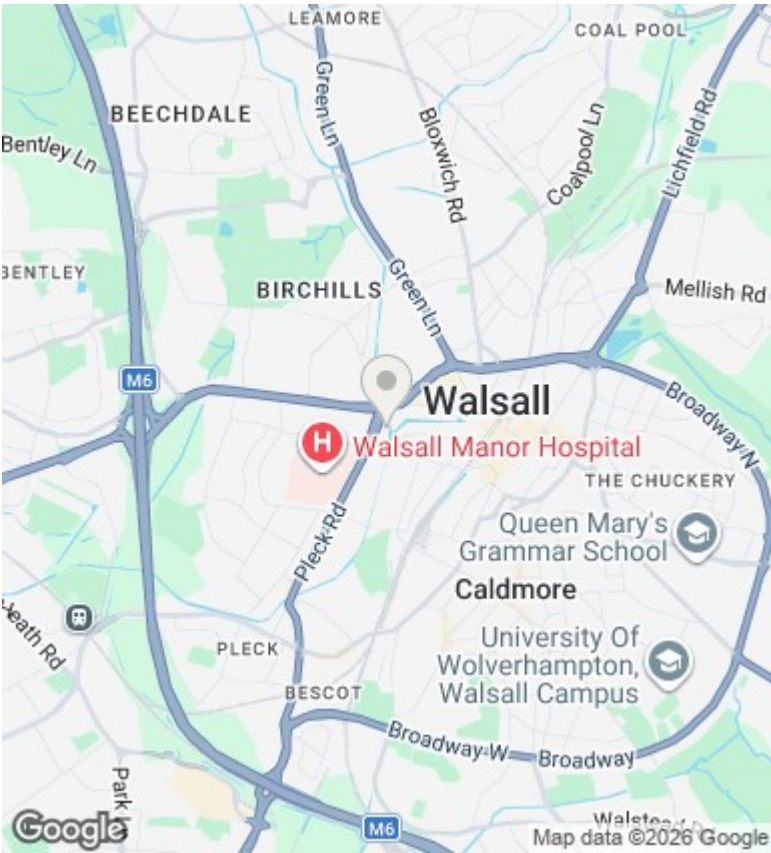
Directions

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	77	80
(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