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Woodend Farm, Sutton Road, Walsall, WS5 3AR **Asking Price £110,000**

Enjoying an enviable position within the attractive and established Wood End Farm development on Sutton Road, this beautifully presented first-floor retirement apartment offers an appealing combination of comfort, convenience and elegant surroundings, exclusively for purchasers aged 55 and over. Residents benefit from beautifully tended communal gardens and landscaped grounds, together with a communal lounge and kitchen and a pleasant communal seating area, providing inviting spaces in which to relax or socialise with fellow residents plus a guest suite which is available subject to booking and fees. Ideally placed for everyday convenience, Wood End Farm is within easy reach of shops, supermarkets, cafés and other useful amenities, with nearby bus services and excellent transport connections providing straightforward access to the surrounding area. Combining an attractive setting, excellent communal facilities and the benefits of an established retirement development, this desirable apartment offers a superb opportunity to enjoy the next chapter in comfort and style. Accommodation comprises hallway with built-in stairlift, lounge, fitted kitchen, double bedroom and bathroom. Further benefits include central heating and double glazing (where specified) and under-stairs storage accessed from outside.

The property is available with no upward chain, but probate is ongoing.

Council Tax Band - B
Local Authority - Walsall
EPC Rating - C



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Company Number: 11253248



Woodend Farm, Sutton Road, Walsall



Entrance



Hallway



Lounge



Lounge



Kitchen



Bedroom

Woodend Farm, Sutton Road, Walsall



Bathroom



Bathroom



Communal Seating Area



Rear View



Communal Entry (separate block)



Communal Lounge

Woodend Farm, Sutton Road, Walsall

Hallway

With tiled floor, central heating radiator and stairs with stair lift rising to:-

Lounge

5.39 max x 3.80 max (17'8" max x 12'5" max)

With central heating radiator, sealed unit double glazed window to the rear, built-in cupboard, door to bedroom and walkthrough to:-

Kitchen

2.39 x 1.78 (7'10" x 5'10")

Having a range of fitted eye and base level units with work surface over incorporating gas hob, extractor hood over, microwave, integrated drainer sink unit, part tiled walls, tiled floor and fridge freezer.

Bedroom

3.5 max x 2.73 min (11'5" max x 8'11" min)

With built-in cupboard, sealed unit double glazed window to the front and door to:-

Bathroom

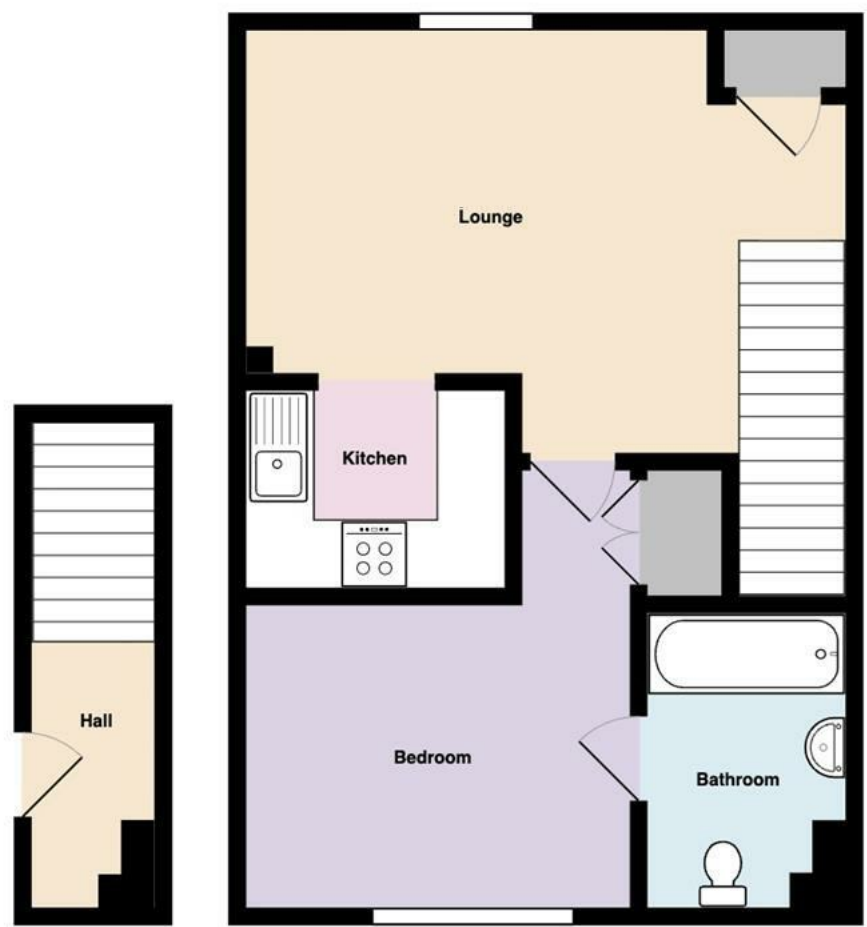
With suite comprising bath, pedestal wash hand basin, low flush w.c, part tiled walls and tiled floor.

TENURE We understand the property is Leasehold for a term of 125 years from 1st January 2008, Current Ground Rent is approximately £250 per annum and Service Charge is approximately £200 per month. This information has been provided by the vendor and should be checked by your conveyancer before you proceed.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

Woodend Farm, Sutton Road, Walsall



All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	77
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		