



Barrow Close, Walsall Wood
Walsall, WS9 9BS

£125,000

Walsall Wood

£125,000

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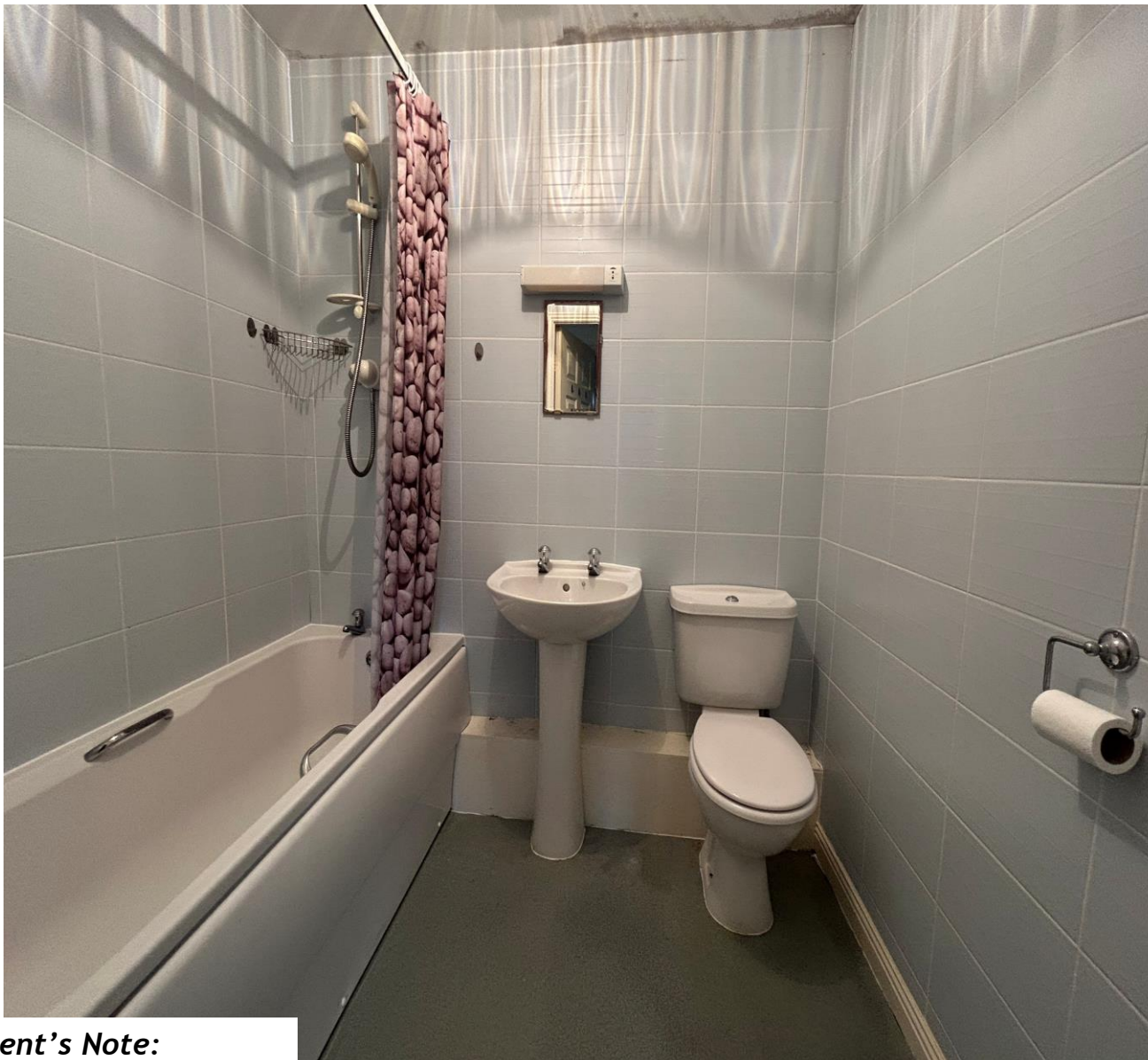
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A spacious well-presented modern two-bedroom upper floor flat in a cul-de-sac location perfect for first time buyers or investors alike.

Briefly comprising, secure communal hallway with intercom, entrance hall, lounge / diner, fitted kitchen, bathroom with shower and allocated parking.





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: 10th October 2025

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.

Property Specification

SECOND FLOOR APARTMENT
TWO BEDROOMS
ALLOCATED PARKING
SPACIOUS LOUNGE AREA
KITCHEN

Entrance Hall

Internal Hallway

Lounge/Diner 16' 5" x 11' 6" (5.0m x 3.5m)

Kitchen 7' 6" x 7' 6" (2.29m x 2.29m)

Bedroom One 10' 6" x 9' 2" (3.2m x 2.8m)

Bedroom Two 7' 7" x 7' 3" (2.3m x 2.2m)

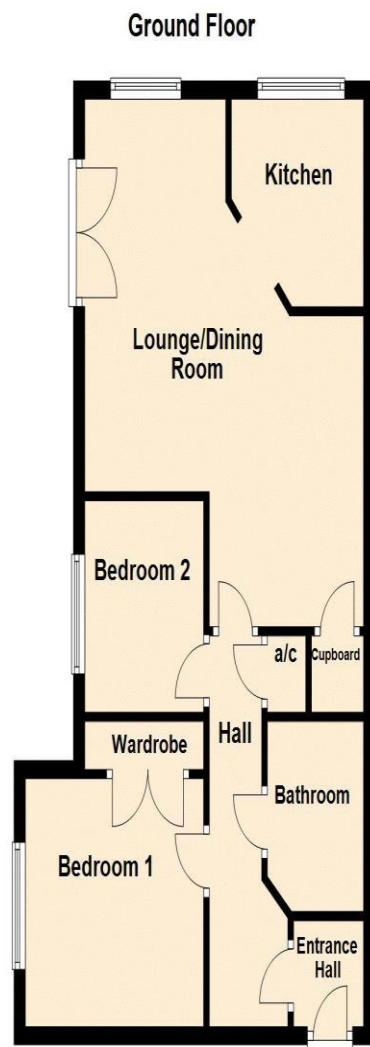
Bathroom

Viewer's Note:

Services connected: Mains electricity, water & drainage
Council tax band: B
Tenure: Leasehold 999-year lease from 2003
Service Charge: £835 every 6 months

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

