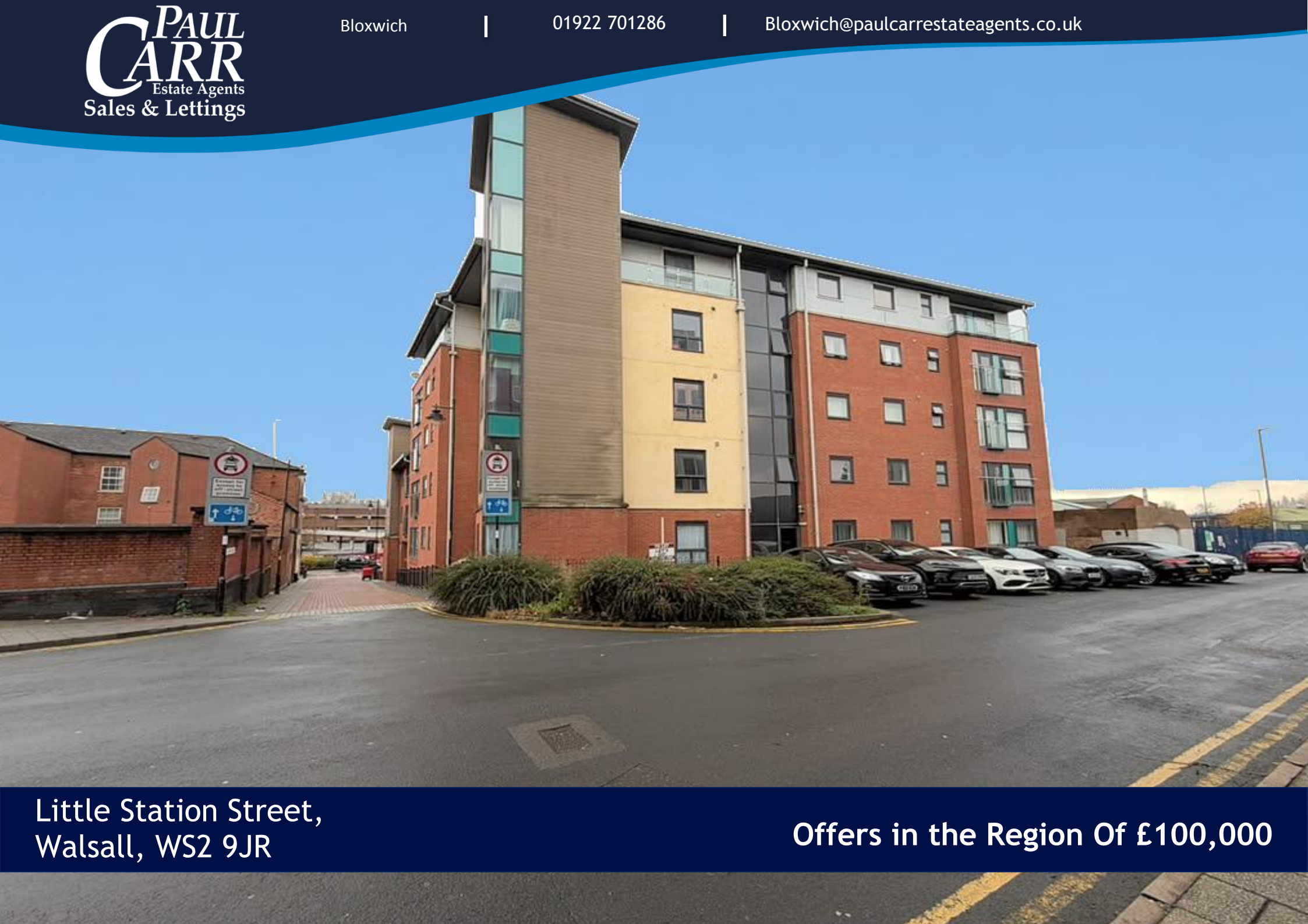
PAUL CARR Estate Agents Sales & Lettings

Bloxwich | 01922 701286 | Bloxwich@paulcarrestateagents.co.uk



# Little Station Street, Walsall, WS2 9JR

**Offers in the Region Of £100,000**

## *Offers in the Region Of £100,000*

2 2 1

This two-bedroom apartment pairs a generous open-plan kitchen and lounge with a main bedroom that has its own en-suite shower room and fitted mirrored wardrobes.

Set in Walsall town centre, it puts everyday shopping, cafés and public transport within easy reach and has 105 years remaining on the lease. Homipi The entrance hall opens into the kitchen and lounge, where large windows draw in natural light and wood-effect flooring runs throughout.

The layout offers room for a sofa and a dining table, making it easy to arrange the space for everyday living or entertaining. The fitted kitchen runs along one end of the room and includes wall and base units, a built-in oven and hob, an extractor hood and a stainless-steel sink. The main bedroom has fitted mirrored wardrobes with shelving and drawers, alongside an en-suite fitted with a shower enclosure, wash basin and WC. The second bedroom is accessed from the hall and could also serve as a home office. A separate bathroom with a bath, wash basin and WC completes the accommodation.

The Saddlers Shopping Centre and Crown Wharf Retail Park are nearby for everyday shopping, while The New Art Gallery Walsall is close by in Gallery Square. Walsall railway station offers direct trains to Birmingham New Street, and Walsall bus station connects the town centre with destinations including Bloxwich and Wolverhampton

Image Disclaimer: Some images have been digitally enhanced for presentation purposes, including lighting, colour correction, sky replacement and the removal of minor temporary items. These enhancements do not alter the property's layout, dimensions or permanent fixtures and fittings.





















# Property Specification

105 YEARS REMAINING ON THE LEASE
TWO-BEDROOM APARTMENT IN WALSALL TOWN CENTRE
CLOSE TO SHOPS, BUS SERVICES AND DIRECT TRAINS TO BIRMINGHAM NEW STREET
NO CHAIN
EN-SUITE

**Lounge/ Ktchen 19' 8" x 13' 9" (5.99m x 4.19m)**

**Bedroom 1 13' 7" x 10' 5" into recess (4.14m x 3.17m)**

**En-Suite**

**Bedroom 2 10' 9" x 9' 5" (3.27m x 2.87m)**

**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:

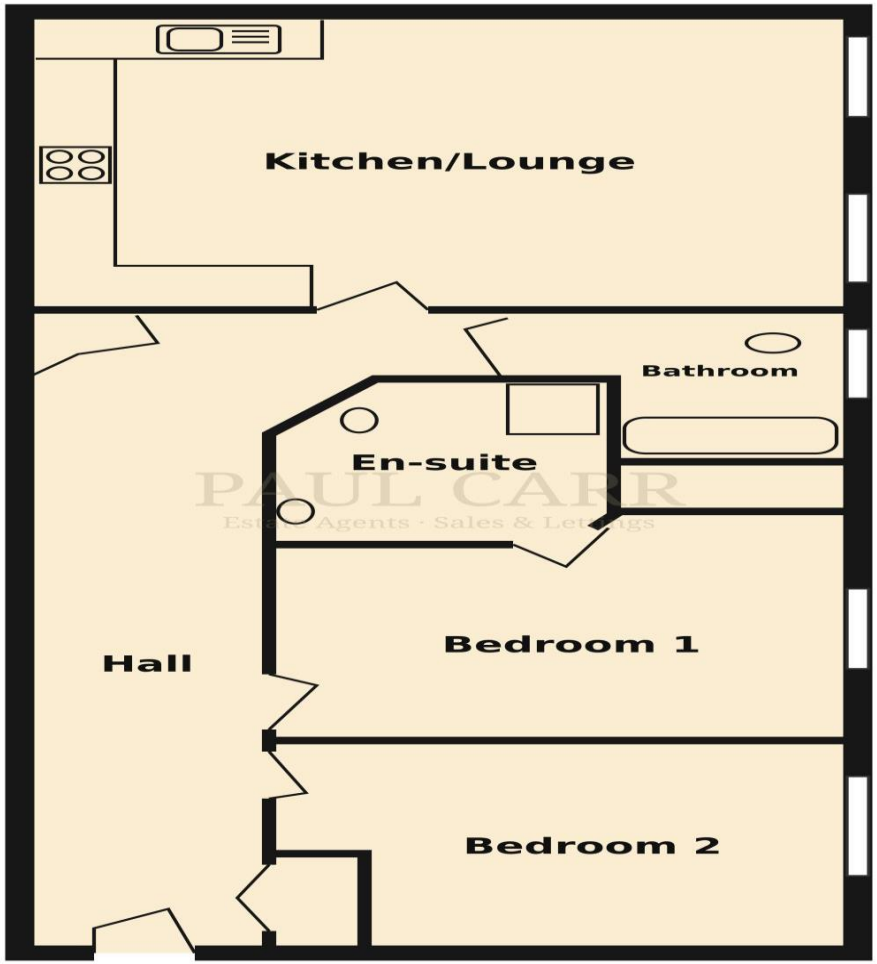
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal . A non-refundable administration fee of £47.50 + VAT (£57 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: Electric, Water
Council tax band: B
Tenure: Leasehold 105 years remaining,
Ground Rent: £150
Service Charge: £2,669.04

# Floor Plan

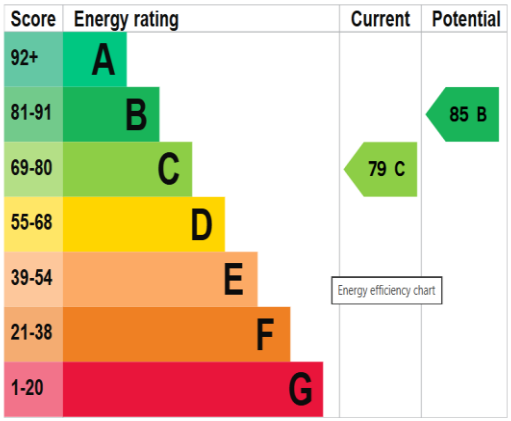
*This floor plan is not drawn to scale and is for illustration purposes only*




**Floor Plan**

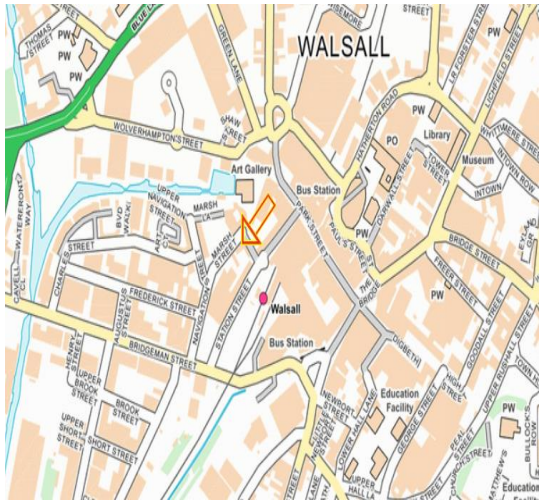
Illustrative only. Not to scale.

## Energy Efficiency Rating




The graph shows this property's current and potential energy rating.

## Map Location




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