



1 Bedroom Maisonette  
Signal Grove, Walsall  
Offers In Region Of £59,995



A well presented one bedroom property having the benefit of double glazing, electric central heating and no upward chain, previously let out for £475pcm. Ideal for landlord or first time buyer the property further comprises, reception hall, open plan lounge/fitted kitchen, double bedroom with built in wardrobes, family bathroom, communal gardens and allocated parking space. Energy rating C

**SUMMARY** A well presented one bedroom property having the benefit of double glazing, electric central heating and no upward chain, previously let out for £475pcm. Ideal for landlord or first time buyer the property further comprises, reception hall, open plan lounge/fitted kitchen, double bedroom with built in wardrobes, family bathroom, communal gardens and allocated parking space. Energy rating C

**RECEPTION HALL** Having front door and stairs off to landing.

**LOUNGE** 14' 7" x 9' 0" (4.45m x 2.76m) With timber framed double glazed window to the rear, electric heater, wall lights and entrance to the kitchen.

**KITCHEN** 6' 8" x 10' 0" (2.05m x 3.05m) With timber framed double glazed window to the rear, matching wall base and drawer units, roll top work surfaces, plumbing and appliance space, tiled surrounds, electric cooker point and extractor fan.

**LANDING** With doors to airing cupboard, storage cupboard, lounge, electric heater and loft access.

**BEDROOM ONE** 14' 3" x 9' 1" (4.35m x 2.77m) With timber framed double glazed window to the front, electric heater, built in wardrobes with sliding mirror doors.

**BATHROOM** 5' 5" x 6' 5" (1.66m x 1.98m) With timber framed double glazed window to the front, panelled bath, pedestal wash hand basin, low level WC, tiled surrounds, electric heater and extractor fan.

**OUTSIDE** With communal gardens, one allocated parking space and storage cupboard.

**VIEWING**, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

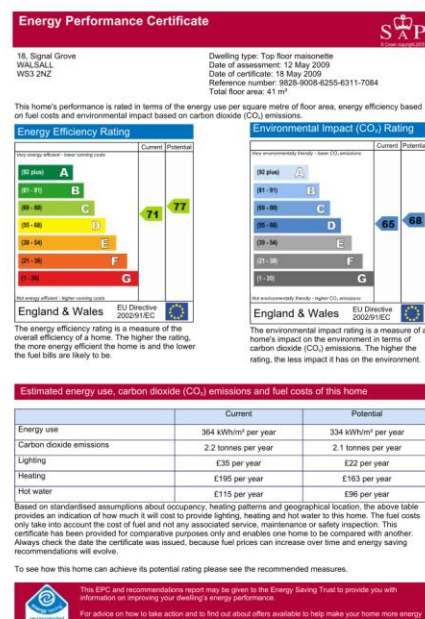
**TENURE**, our vendors have verbally advised us that the property is leasehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

**SERVICES**, our vendors have advised us that electricity and drainage are available at the property, subject to normal regulations.

### Viewing

Please contact our Redstones Estate Agency Office on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.



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