



2 Bedroom Apartment
Caldmore Road, Walsall
Offers In Region Of £75,000



A well presented two bedroom second floor modern apartment having the benefit of UPVC double glazing and gas central heating. This lovely property further comprises, reception hall, fitted kitchen, spacious lounge/diner, family bathroom with electric shower, two bedrooms, communal garden, intercom and allocated parking. Energy Rating B.

SUMMARY A well presented two bedroom first floor modern apartment having the benefit of UPVC double glazing and gas central heating. This lovely property further comprises, reception hall, fitted kitchen, spacious lounge/diner, family bathroom with electric shower, two bedrooms, communal garden, intercom and allocated parking. Energy Rating B.

OUTSIDE There is communal gardens, allocated parking space and communal entrance with intercom.

RECEPTION HALL With front door and doors to lounge, kitchen, bedrooms, bathroom and a central heating radiator.

LOUNGE/DINER 16' 10" x 13' 0" (5.15m x 3.97m) With UPVC double glazed window and central heating radiator.

FITTED KITCHEN 8' 11" x 7' 10" (2.73m x 2.40m) With UPVC double glazed window, stainless steel sink and drainer unit, roll top work surfaces with tiled surrounds, matching wall, base and drawer units, plumbing and appliance space, tiled floor, 4 x ring gas hob and electric oven and extractor hood .

BEDROOM ONE 15' 3" x 11' 3" (4.66m x 3.43m) With UPVC double glazed window and central heating radiator.

BEDROOM TWO 9' 5" x 8' 7" (2.89m x 2.62m) With UPVC double glazed window and central heating radiator.

BATHROOM 5' 8" x 6' 5" (1.75m x 1.96m) With panelled bath with shower from the taps and an electric shower over, low level W.C and wash hand basin in vanity unit, tiled surrounds and flooring and heated chrome towel rail.

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 freehold. 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 mains gas, electricity and drainage are available at the property, subject to normal regulations.

Viewing

Please contact our Redstones Estate Agency Office on 01902 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.

