



2 Bedroom Flat

Paddock Lane, Walsall

Offers In Region Of £55,000



REDSTONES

A 7th floor two bedroom flat having the benefit of no upward chain and UPVC double glazing. Ideal for landlord or first time buyer the property further comprises, communal entrance with intercom, reception hall, lounge, kitchen, 2 double bedrooms, refitted bathroom with shower, separate W.C, communal gardens and parking spaces. Energy rating D.

BEDROOM ONE 14' 9" x 9' 2" (4.50m x 2.80m) With UPVC double glazed window.

BEDROOM TWO 10' 10" x 9' 2" (3.32m x 2.80m) With UPVC double glazed window and built in wardrobe.

LOUNGE 14' 4" x 12' 5" (4.38m x 3.81m) With UPVC double glazed windows and door to the balcony and wall mounted electric fire.

KITCHEN 12' 4" x 8' 11" (3.78m x 2.72m) With UPVC double glazed window to the side, electric heater, matching wall, base and drawer unit, stainless steel sink and drainer, electric cooker point, plumbing and appliance space, extractor fan and tiled surrounds.

REFITTED SEPARATE W.C With low level WC and corner sink with tiled surrounds.

REFITTED BATHROOM 5' 0" x 4' 11" (1.53m x 1.52m) With panelled bath with shower over and tiled surrounds.

RECEPTION HALL With front door, electric heater, doors to the bedrooms, lounge, bathroom and WC, airing cupboard, store room and cloak room.

OUTSIDE With communal off road parking and gardens, security entrance with intercom.

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.

