



2 Bedroom Flat
197 Green Lane, Walsall
Offers In Region Of £75,000



A modern first floor flat having the benefit of no upward chain, UPVC double glazing and gas central heating. Ideal for Landlord or first time buyer the property further comprises, reception hall, lounge, fitted kitchen, family shower room, two bedroom, communal parking and gardens. Energy rating C.

GENERAL DESCRIPTION A modern first floor flat having the benefit of no upward chain, UPVC double glazing and gas central heating. Ideal for Landlord or first time buyer the property further comprises, reception hall, lounge, fitted kitchen, family shower room, two bedroom, communal parking and gardens. Energy rating C.

RECEPTION HALL With UPVC double glazed front door, stairs off to the first floor with UPVC double glazed window to side and door to the lounge.

LOUNGE 14' 6" x 10' 9" (4.44m x 3.30m) With 2 x UPVC double glazed windows to the front, central heating radiator and airing cupboard housing the combination boiler.

INNER HALLWAY With doors to all the rooms and loft hatch.

FITTED KITCHEN 9' 9" x 6' 11" (2.98m x 2.12m) With UPVC double glazed window to the side, sink and drainer unit, roll top work surfaces, tiled surrounds, plumbing and appliance space and gas cooker point.

SHOWER ROOM 7' 4" x 6' 9" (2.25m x 2.06m) With low level W.C, pedestal wash hand basin, shower cubicle with 'Triton' electric shower, central heating radiator and tiled surrounds.

BEDROOM ONE 9' 10" x 10' 9" (3.01m x 3.29m) With UPVC double glazed window to the rear, central heating radiator and built in wardrobe.

BEDROOM TWO 13' 1" x 6' 6" (4.01m x 2.00m) With UPVC double glazed window to the rear and central heating radiator.

OUTSIDE With communal gardens and parking.


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.

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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.

