



2 Bedroom Apartment
Manorhouse Close, Walsall
Offers In Region Of £98,000



****SUIT INVESTOR AS TENANTED UNTIL MARCH 2022**** A modern two bedroom ground floor apartment close to Walsall town centre and only a few minutes drive from the M6 motorway and train station. The well presented accommodation comprises of a hallway, open plan lounge, fitted kitchen with appliances, two bedrooms the master with en-suite shower room and family bathroom. The property also benefits from gas central heating, double glazed windows and allocated parking space. Energy Rating C.

SUMMARY ****SUIT INVESTOR AS TENANTED UNTIL MARCH 2022**** A modern two bedroom ground floor apartment close to Walsall town centre and only a few minutes drive from the M6 motorway and train station. The well presented accommodation comprises of a hallway, open plan lounge, fitted kitchen with appliances, two bedrooms the master with en-suite shower room and family bathroom. The property also benefits from gas central heating, double glazed windows and allocated parking space. Energy Rating C.

ENTRANCE HALL 7' 3" x 9' 7" (2.231m x 2.937m) Having carpet, wall mounted radiator, entry phone, doors off.

BEDROOM ONE 11' 11" x 10' 0" (3.651m x 3.054m) Having carpet, wall mounted radiator, double glazed window, fitted wardrobe, door to en-suite.

ENSUITE 6' 0" x 6' 2" (1.831m x 1.888m) Having vinyl flooring, wall mounted radiator, low level W/C with matching seat, pedestal hand wash basin, cubicle with electric shower.

BEDROOM TWO 10' 6" x 9' 9" (3.218m x 2.994m) Having carpet, wall mounted radiator, double glazed window.

BATHROOM 5' 5" x 6' 2" (1.658m x 1.885m) Having vinyl flooring, wall mounted radiator, double glazed frosted window, low level W/C with matching seat, pedestal hand wash basin, bath.

LOUNGE 14' 4" x 17' 6" (4.379m x 5.345m) Being open plan and having carpet, wall mounted radiators, double glazed windows and UPVC door with access to front of property. (Sizing inclusive of both lounge and kitchen).

KITCHEN 14' 4" x 17' 6" (4.379m x 5.345m) Having vinyl flooring, double glazed window, various wall and base units, stainless steel sink with mixer tap over, wall unit housing boiler, integrated oven and hob with extractor over, fridge freezer, washing machine, spotlights and separate pendant light fitting. (Sizes inclusive of lounge and kitchen).

OUTSIDE Allocated parking space.

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.

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

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.