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**Walker Road | Walsall | WS3 1JZ**

**£110,000**

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estate agents



## Summary

**\*\* IDEAL FIRST HOME OR INVESTMENT \*\* TWO BEDROOMS \*\* MODERN SECOND-FLOOR APARTMENT \*\* OFF-ROAD PARKING \*\* SECURE INTERCOME ENTRY SYSTEM \*\* IDEAL FOR LOCAL SHOPS AND AMENITIES \*\* VIEWING ADVISED \*\***

Webbs Estate Agents are pleased to present this modern two-bedroom, second-floor apartment, located within a popular and well-established residential development on Walker Road.

The property is well presented and conveniently situated close to a range of local amenities, including shops, schools, and excellent transport links, making it an ideal choice for both owner-occupiers and investors.

The accommodation is briefly comprised of an entrance hallway, an open-plan kitchen/living area, two well-proportioned bedrooms, and a family bathroom.

Externally, the apartment benefits from off-road parking and access to communal gardens.

The property represents an excellent opportunity as a first-time purchase or buy-to-let investment. Early viewing is recommended.

## Key Features

- WELL PRESENTED APPARTMENT
- ALLOCATED PARKING AT THE REAR
- IDEAL INVESTMENT/FIRST TIME BUYER HOME
- SECOND FLOOR
- CLOSE TO LOCAL SHOPS AND AMENITIES
- TWO GENEROUS BEDROOMS
- SECURE INTERCOME ENTRY SYSTEM
- MODERN OPEN PLAN LIVING AREA
- IDEAL FOR TRANSPORT LINKS
- VIEWING ADVISED

## Rooms and Dimensions

**INTERCOME ENTRY TO THE COMMUNAL LANDING AND STAIRS**

**ENTRANCE HALLWAY**

**OPEN PLAN KITCHEN AND LIVING AREA**

**LIVING AREA**

14'6" x 10'11" (4.42m x 3.35m )

**KITCHEN AREA**

10'11" x 6'0" (max) (3.33m x 1.83m (max) )

**BEDROOM ONE**

14'9" (max) x 8'3" (4.52m (max) x 2.54m )

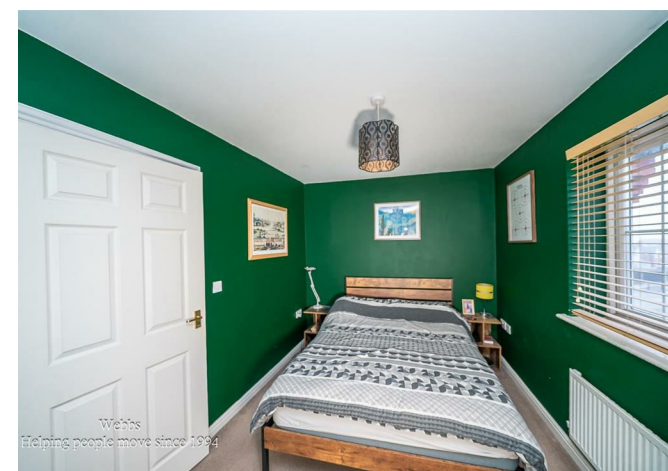
**BEDROOM TWO**

36'1"32'9" x 22'11"9'10" (11'10" x 7'3" )

**FAMILY BATHROOM**

**ALLOCATED PARKING AT THE REAR**

**IDENTIFICATION CHECKS - C**







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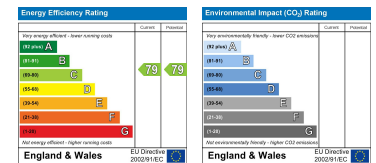
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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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