



**55 Leasowe Road | Walsall | WS9 9DG**  
Offers Over £170,000

**W** Webbs  
estate agents

## Summary

\*\* IMPRESSIVE SPACIOUS GROUND FLOOR APARTMENT \*\* INTERNAL VIEWING IS ESSENTIAL \*\* SOUGHT AFTER LOCATION CLOSE TO ALDRIDGE  
\*\* DECEPTIVELY SPACIOUS \*\* VERY WELL PRESENTED AND MAINTAINED \*\* RECEPTION HALLWAY \*\* SECURE INTERCOM ACCESS \*\* SPACIOUS  
OPEN PLAN KITCHEN/LIVING ROOM \*\* BALCONY/PATIO \*\* TWO GOOD SIZE BEDROOMS \*\* BATHROOM \*\* ALLOCATED PARKING BAY WITH EV  
CHARGING POINT \*\* PLUS VISITOR PARKING \*\*

Webbs Estate Agents have pleasure in offering this very well presented GROUND Floor apartment, being close to all local amenities, shops and schools. Briefly comprising: communal hallway with secure intercom access, through hallway, spacious open plan kitchen/living room with patio/balcony. There are two bedrooms and a modern bathroom. Externally there is an allocated parking bay with EV charger point, plus visitor parking. **EARLY VIEWING IS ESSENTIAL**.

## Key Features

- SECURE COMMUNAL ENTRANCE
- 2 DOUBLE BEDROOMS
- INNER HALLWAY
- UPVC DG & GCH
- SOUGHT AFTER LOCATION
- GROUND FLOOR APARTMENT
- SPACIOUS LIVING ROOM / KITCHEN
- FAMILY BATHROOM
- PARKING WITH EV CHARGER
- EARLY VIEWING ESSENTIAL

## Rooms and Dimensions

### SECURE COMMUNAL ENTRANCE

### INNER HALLWAY

### LIVING ROOM/KITCHEN

12'6" x 19'5" (3.82 x 5.92)

### BEDROOM ONE

13'4" x 10'9" (4.08 x 3.28)

### BEDROOM TWO

13'4" max x 9'10" (4.08 max x 3.02)

### FAMILY BATHROOM

6'5" x 6'5" (1.97 x 1.98)







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.

