Kingshayes Road | Walsall | WS9 8SN

Offers Over £110,000

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Summary

**ONE BEDROOM APARTMENT ** FIRST FLOOR ** MODERN KITCHEN ** MODERN SHOWER ROOM ** 91 YEARS LEASE ** CLOSE TO ALDRIDGE VILLAGE **

This first floor apartment provides well proportioned, making it an ideal choice for those looking to take their first step onto the property ladder.
Benefiting from communal parking, a communal entrance and approximately 91 years remaining on the lease, the property combines convenience, affordability and a desirable location.

The property is approached via a communal entrance with intercom service, leading into the apartments own entrance hallway, which provides access to the accommodation and creates a pleasant first impression.

The living room is a comfortable and versatile reception space, enjoying a pleasant outlook over the front of the property. Offering plenty of scope for both relaxation and dining, this is a well proportioned room that forms the heart of the apartment.

Key Features

- ONE BEDROOM APARTMENT
- IDEAL FIRST TIME PURCHASE
- MODERN SHOWER ROOM
- APPROXIMATELY 91 YEARS REMAINING ON THE LEASE
- WELL PRESENTED ACCOMMODATION
- FIRST FLOOR
- MODERN KITCHEN
- DOUBLE BEDROOM
- CLOSE TO ALDRIDGE VILLAGE
- EARLY VIEWING HIGHLY RECOMMENDED

Rooms and Dimensions

COMMUNAL RESIDENT ENTRANCE WITH INTERCOM

ENTRANCE HALLWAY

REFITTED KITCHEN
11'8" x 7'1" (3.57m x 2.16m)

LIVING ROOM
15'5" x 11'6" (4.70m x 3.53m)

DOUBLE BEDROOM
12'2" x 10'11" (3.73m x 3.35m)

REFITTED SHOWER ROOM
7'7" x 6'1" (2.32m x 1.87m)

Identification Checks

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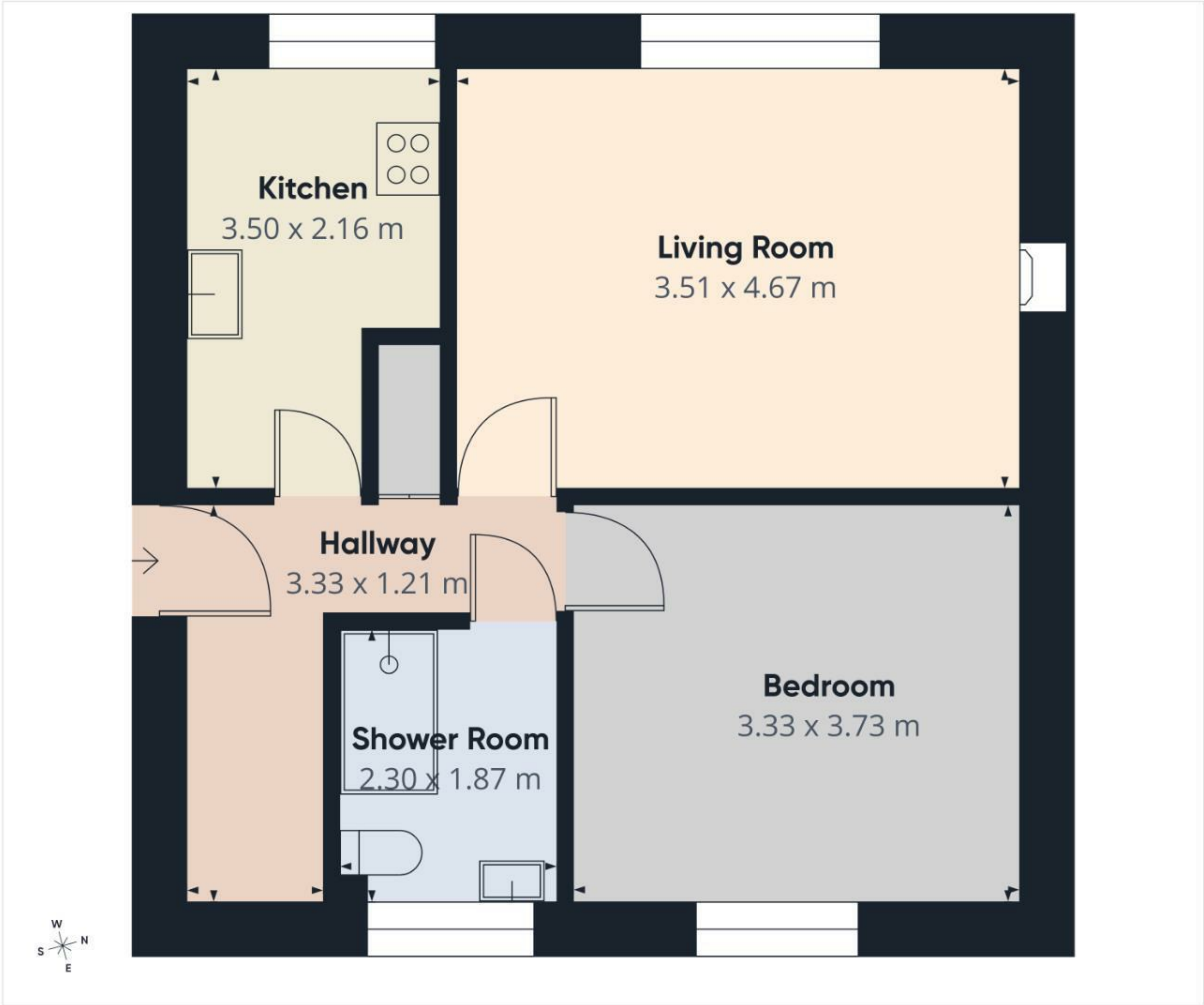

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Approximate total area(1)

46.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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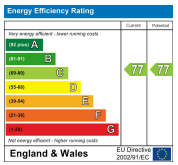

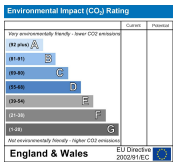

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