



## Pendlebury Close,

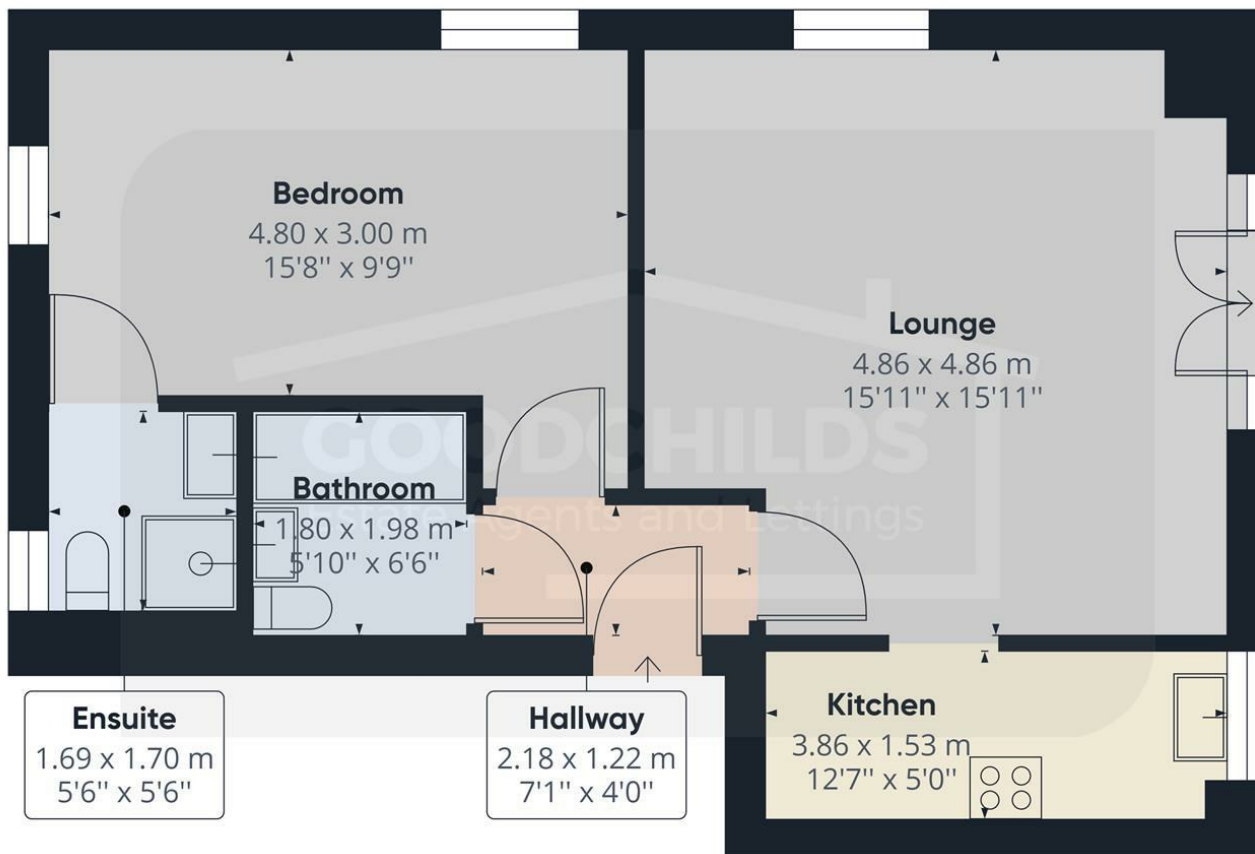
Walsall, WS2 0AF

£87,500



**\*\*\*MODERN APARTMENT | INVESTMENT OPPORTUNITY | NO  
UPWARD CHAIN\*\*\***

Goodchilds are pleased to offer for sale this ONE BEDROOM PENTHOUSE APARTMENT benefiting from Double Glazing and Gas Central Heating. In brief the property consists of: Secure Communal Entrance, Hallway, Lounge with French Doors, Fitted Kitchen, Master Bedroom with En-suite Shower Room and Main Bathroom. Allocated Off Road Parking is also at the rear of the building. The property is an ideal investment opportunity with a potential rental income of £525 per calendar month



Approximate total area<sup>(1)</sup>  
53.67 m<sup>2</sup>  
577.75 ft<sup>2</sup>

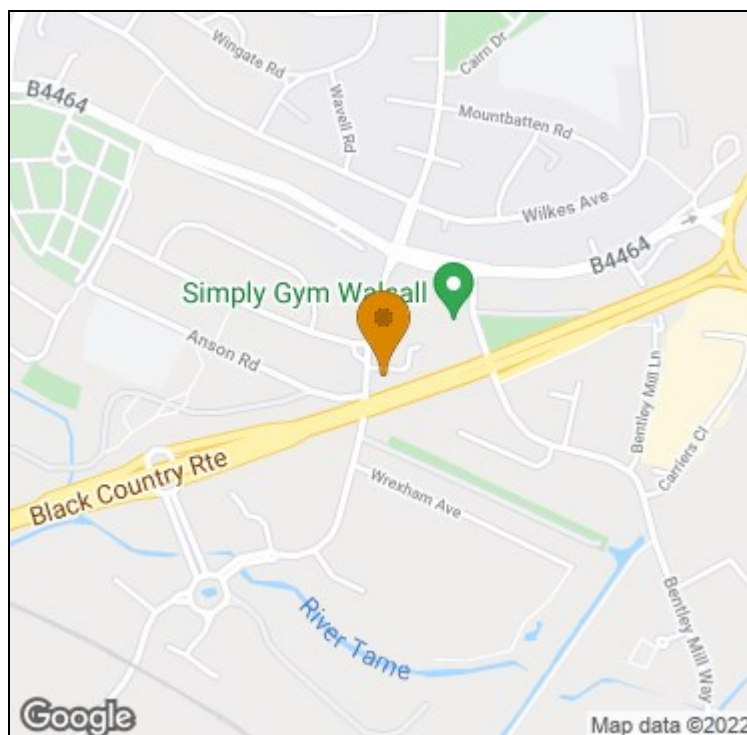
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		83	85
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		83	84
	EU Directive 2002/91/EC		



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