# Windrush Close,

Walsall, West Midlands, WS3 4NW

## Offers In Excess Of £125,000

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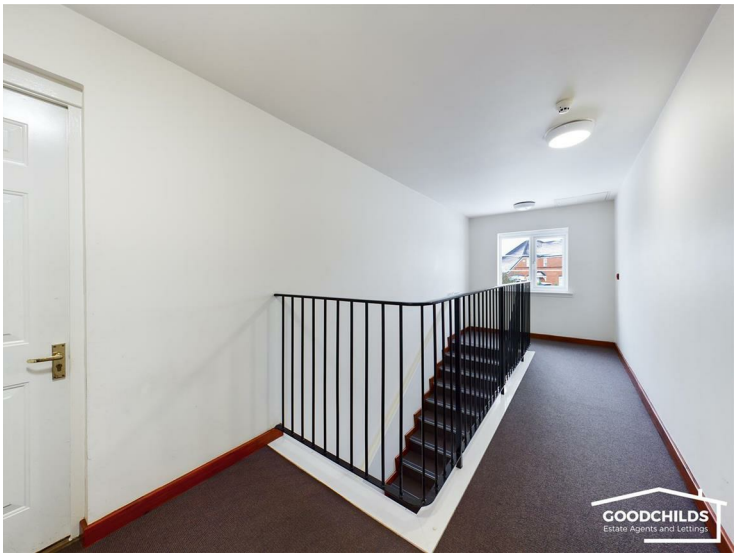
***FIRST FLOOR APARTMENT | SECURE ENTRANCE | IDEAL FIRST HOME ¦ NO UPWARD CHAIN***

Goodchilds are pleased to present this well kept TWO BEDROOM FIRST FLOOR APARTMENT on the popular development of Windrush Close in Pelsall. Located on a corner next to fields, the views can be seen from the lounge and kitchen windows. The property benefits from having secure communal entrance, spacious Lounge, separate kitchen with breakfast bar, two good sized bedrooms and bathroom with shower over bath. The property also benefits from having two allocated parking spaces and communal gardens. It is set within easy reach of amenities, schools & transport links and is a must-see property in order to fully appreciate all the qualities this apartment has to offer.

## Communal Entrance




Secure intercom entrance, access from the front or back of the building, clean and tidy communal landing with staircase leading to first floor

## Hallway

accessed from communal landing, two storage cupboards, electric storage heater and internal doors to all rooms

## Lounge

Double glazed UPVC windows to front and side, electric storage heater and television aerial point

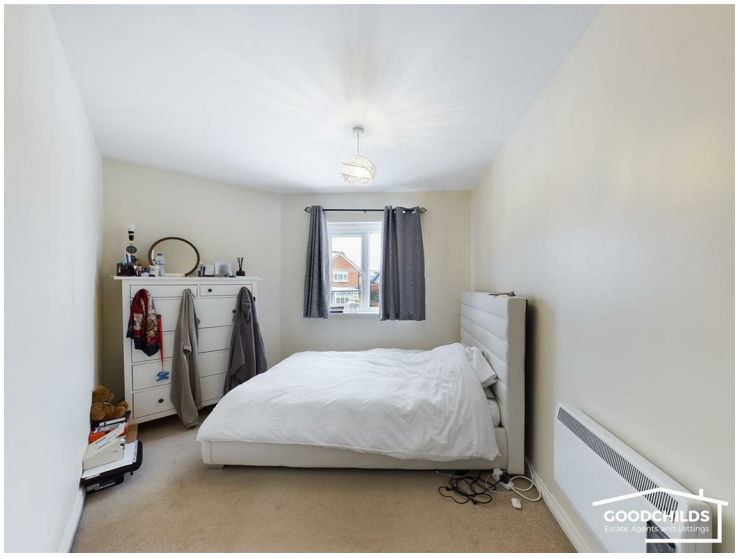
## Kitchen

Fitted kitchen with a range of matching wall and base units with work surfaces over incorporating tiled splash backs, stainless steel sink & drainer, UPVC window to rear, vinyl tiled flooring and plumbing for washing machine. Breakfast bar to match work surfaces also fitted and electric wall heater

## Bathroom

White suite comprising of a bath with electric shower over and glass screen, WC and wash basin with pedestal. Tiles to splashback areas, vinyl flooring, UPVC window to rear and electric wall heater

## Bedroom One



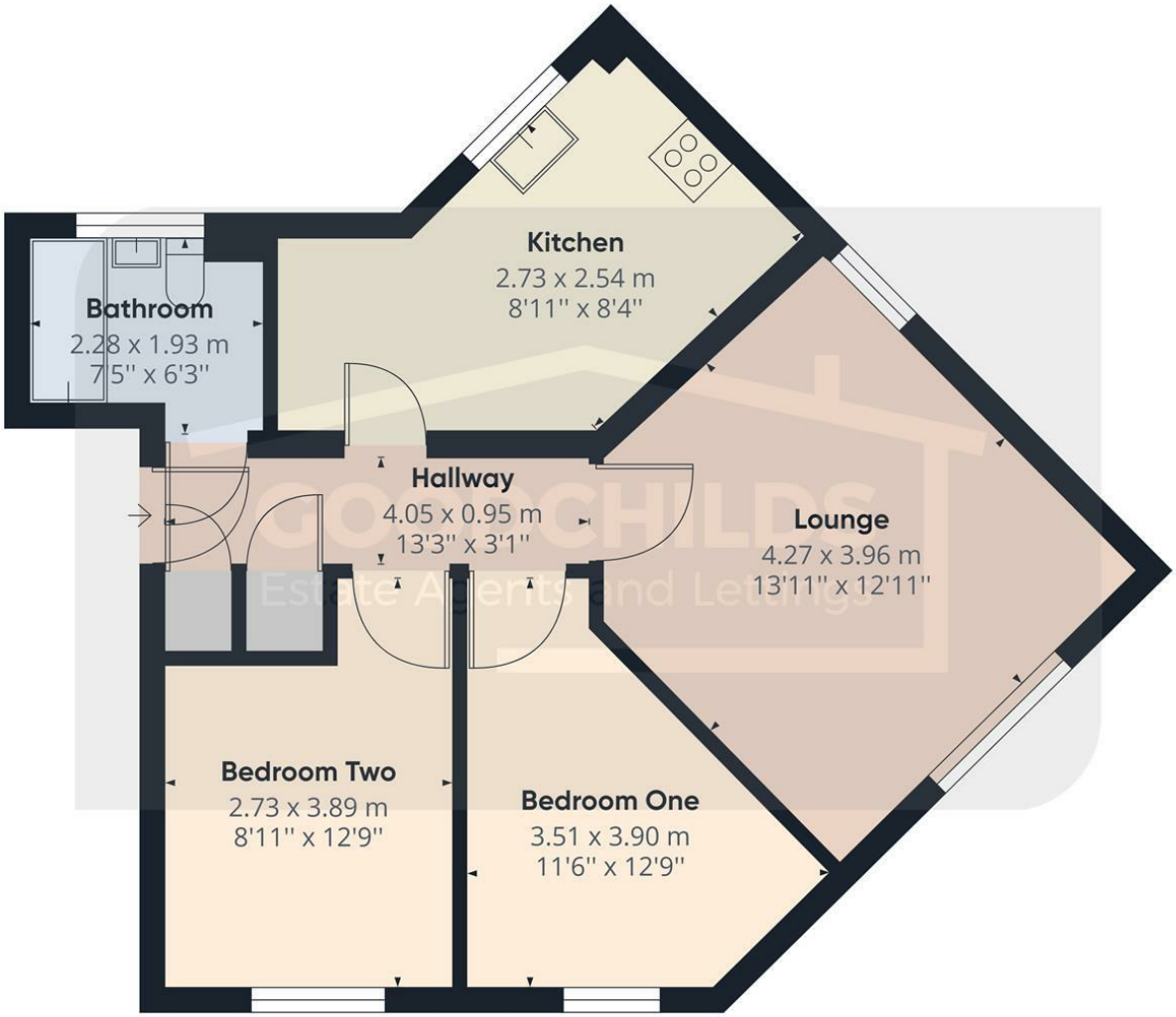

Double glazed UPVC window to front, electric wall heater and power sockets

**Bedroom Two**

Double glazed UPVC window to front, electric wall heater and power sockets

**Communal Grounds**

Two allocated parking spaces, communal bin stores and well kept grounds




Approximate total area(1)

55.68 m²

599.28 ft²

(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.

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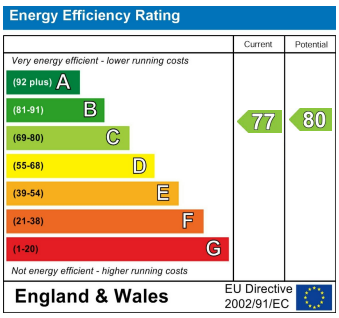


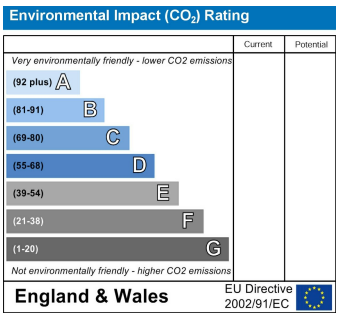


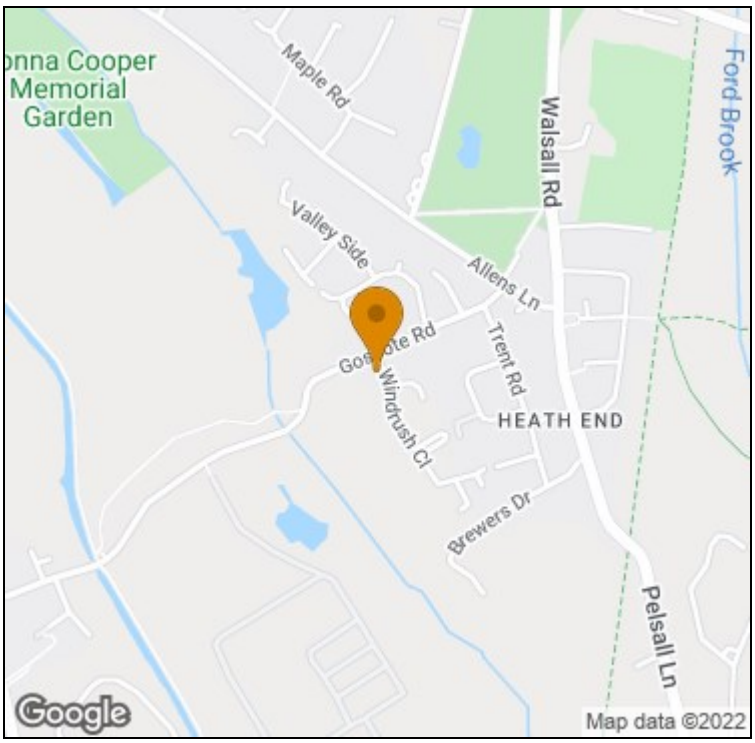


t: 01922711444 e: bloxwich@goodchilds-uk.com

www.goodchilds-uk.com