



# Smiths Flour Mill, 71 Wolverhampton Street

Walsall, WS2 8DE

£114,950



**\*\*\*STUNNING PENTHOUSE APARTMENT | OVERLOOKING TOWN CENTRE | CLOSE TO ALL TRANSPORT LINKS\*\*\***

Goodchilds are delighted to offer for sale a modern style two bedroom penthouse apartment in the popular Smiths Flour Mill Development. Set in a secure gated development the apartment comes with an allocated parking space.

The apartment's location is perfect; within walking distance of Walsall Town Centre, Walsall Train Station and Walsall Manor Hospital and only a short drive from Junction 10 of the M6 Motorway.

This stunning apartment also has a balcony overlooking views of Walsall and West Midlands. The property would be an ideal purchase for a first time buyer and is offered with no chain.

**Communal Grounds & Landing**



Gated development with allocated parking space and views of the canal. Secure internal communal hallway and landings with postal box area and internal lift covering all floors

**Entrance Hallway**

4'3" x 8'2" & 11'1" x 3'7" (1.32 x 2.50 & 3.39 x 1.10)



hard wood entrance door, ceiling spot lighting, newly installed convection electric heater, storage cupboard housing hot water tank, wooden effect flooring and intercom entry system.

**Living Area**

10'10" x 19'8" (3.32 x 6.00)



Double glazed doors opening out to a Juliet balcony overlooking to the side of the building, newly installed convection electric heaters, wooden effect flooring, ceiling and wall lighting, TV aerial point and wide double glazed door leading to a wooden balcony you can sit out on and enjoy the panoramic views of Walsall and West Midlands.

**Kitchen Area**



range of modern high gloss wall mounted cupboards and base units with under lighting, work surfaces incorporating sink and drainer unit, built in oven & grill, ceramic electric hob, stainless steel cooker hood, appliance spaces for fridge freezer and washing machine and wooden effect flooring

**Bedroom One**

8'10" x 13'2" (2.71 x 4.02)



Double glazed window overlooking front of building, wooden effect flooring and newly installed convection electric heater

## Bedroom Two

6'3" x 13'1" (1.92 x 4.00)



Double glazed window overlooking front of building, floor to ceiling double glazed panel overlooking the wooden balcony and views of Walsall, wooden effect flooring and newly installed convection electric heater

## Bathroom

7'9" x 5'6" (2.38 x 1.69)



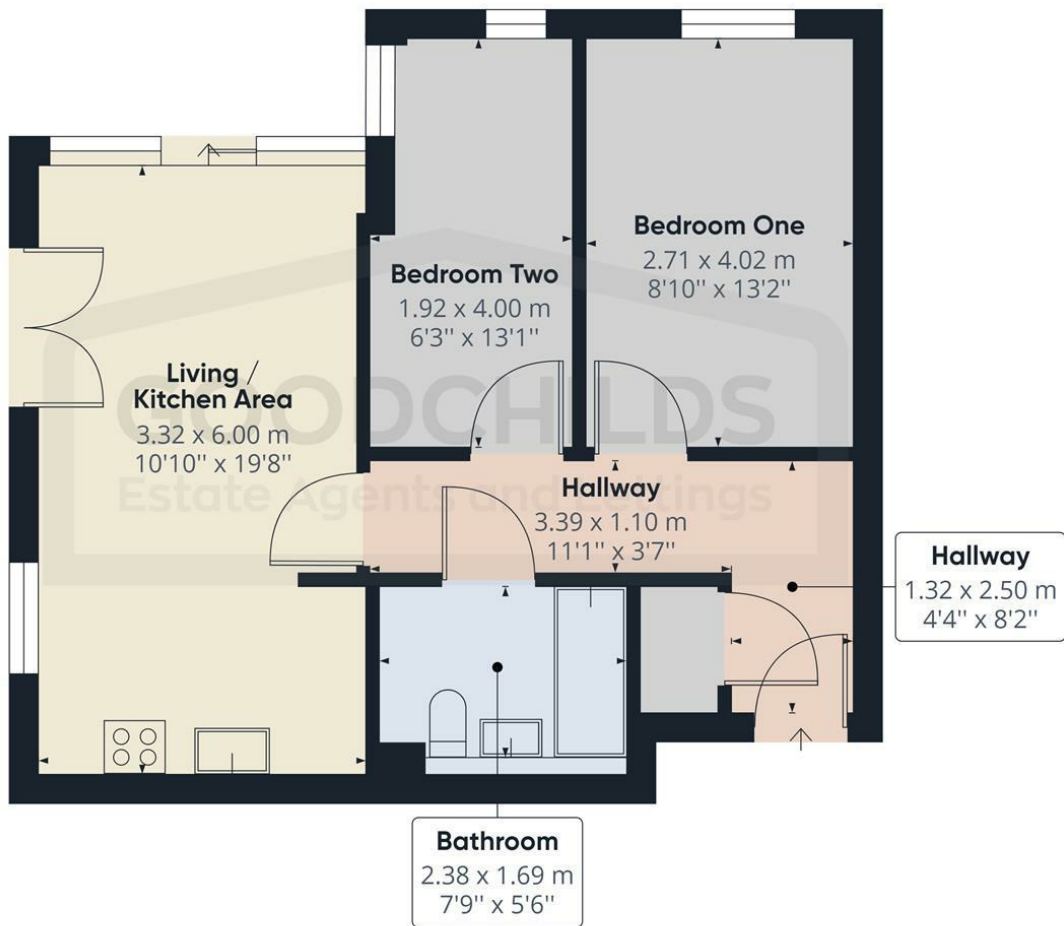
white suite comprising panelled bath with thermostatic shower over and glazed screen, wash hand basin, low level WC, tiled splash back surround, ceiling spot lighting, newly installed heated towel rail, extractor fan and shaver socket.

## Lease Details

109 years left on lease

ground rent approx. £170.00 per year

service charges approx. £1640.00 per year

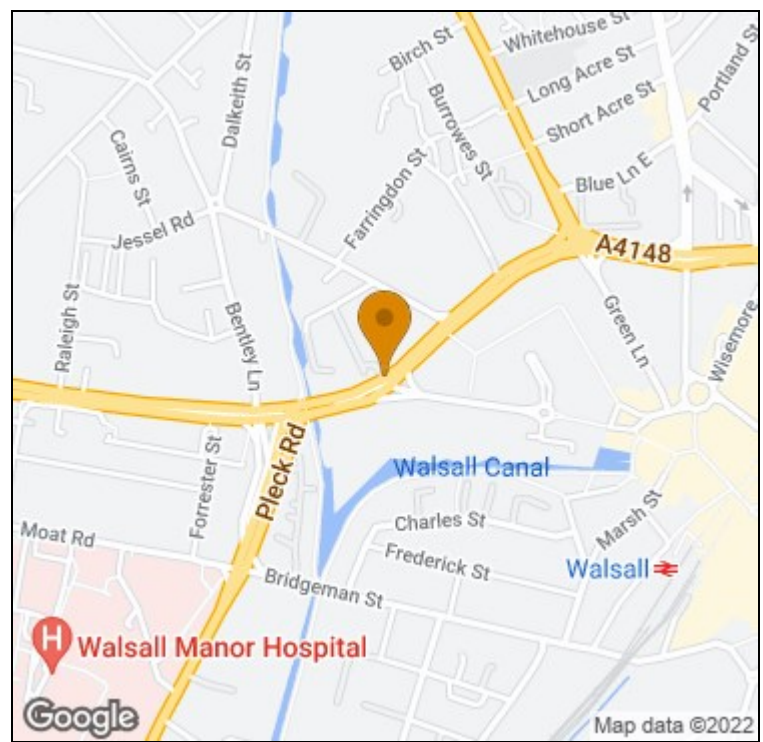
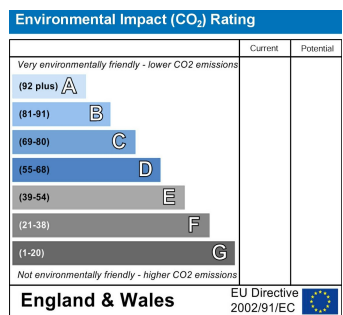
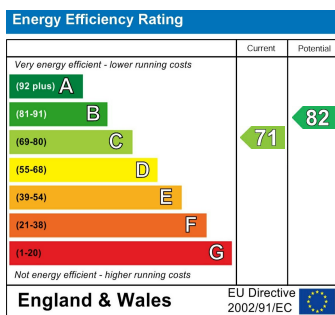


Approximate total area<sup>(1)</sup>  
50.38 m<sup>2</sup>  
542.34 ft<sup>2</sup>

(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.

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