



**Canute Close,**  
Walsall, Staffordshire, WS1 3JL  
£99,950





A RARE OPPORTUNITY HAS ARISEN TO PURCHASE A GROUND FLOOR APARTMENT ON THIS VERY POPULAR AND VERY CENTRAL LOCATION , THIS GIVES ACCESS TO CITY CENTRE ALL BUS ROUTES , LOCAL TRAIN STATION AND ACCESS TO MOTORWAYS.

THE APARTMENT ITSELF OFFERS TWO DOUBLE BEDROOMS, LARGE LOUNGE/DINER, KITCHEN , FAMILY BATHROOM , COMMUNAL GARDENS AND OFF ROAD PARKING , THE PROPERTY IS ALSO OFFERED FOR SALE W WITH NO CHAIN

### Entrance Hall

12'5" x 6'10" (3.8 x 2.1)



Door to front ,electric wall heater, telephone intercom and extensive storage space

### Bathroom

6'1" x 7'10" (1.86 x 2.41)



Refitted white bathroom suite comprising of panelled bath, low level wc , wash hand basin , tiled splash backs heated towel rail and window to rear elevation

### Lounge

19'1" x 12'5" (5.82 x 3.81)



Upvc double glazed door to rear, window to side and wall mounted heater

### Bedroom One

11'5" x 10'9" (3.5 x 3.3)



Upvc double glazed window to side and wall heater

### Bbedroom Two

7'2" x 7'10" (2.2 x 2.4)

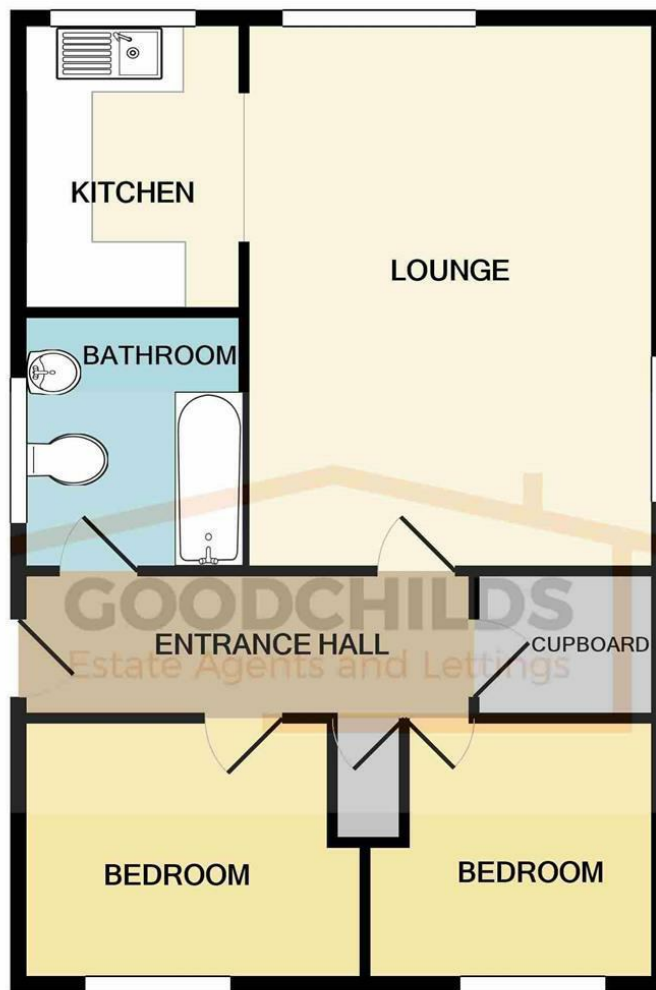
Upvc double glazed window to front and wall heater

### Kitchen

8'7" x 7'10" (2.63 x 2.4)



Refitted white kitchen with a range of matching wall and base units and work surfaces over and tiled splashbacks , inset sink and drainer with mixer taps and drainer , upvc window to rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	50	72
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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