



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 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

Bedroom Two

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

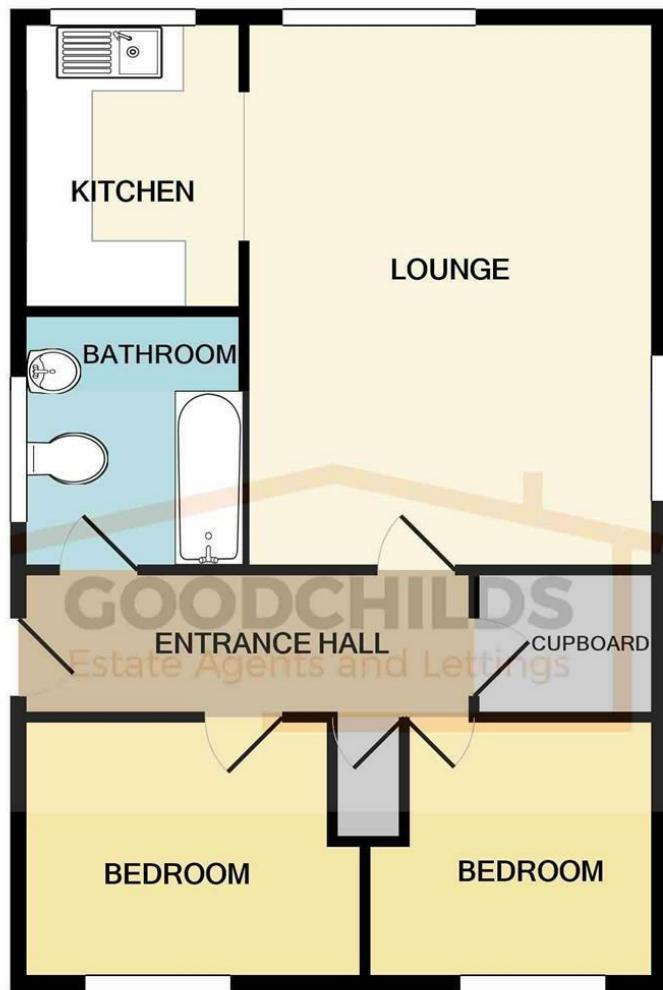
Upvc double glazed window to front and wall heater

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)	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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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