



Flat 6, Highfield Court  
Walsall, WS1 3AD

Offers in Excess of £125,000

# Walsall

Offers in Excess of £125,000



Set in a central location this extremely well presented second floor apartment is ideal for a first time buyer or investor with the rare benefit of a garage and a parking space.

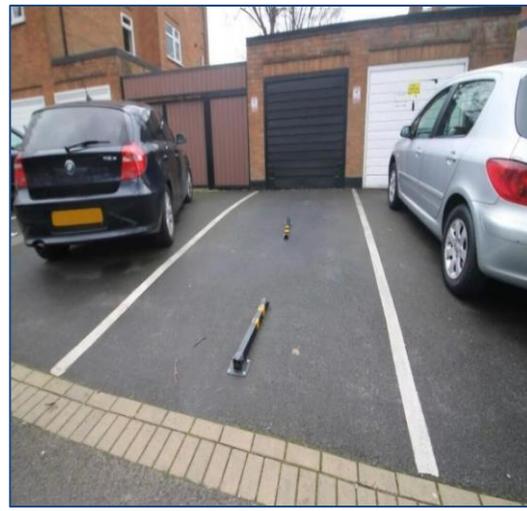
Boasting a secure intercom system, which gives access to the communal entrance hall, stairs rise to the second floor landing where apartment 6 is located.

The bright entrance hall has doors radiating to all rooms and has a useful storage cupboard. The bright lounge is a well proportioned reception area with space for a dining table, whilst the kitchen has been refitted to comprise an excellent range of fitted units and a build in storage cupboard.

There are two double bedrooms, the master with built in wardrobes whilst the bathroom boasts a white suite with tiling to splash prone areas and an electric shower over the bath.

Outside there is a communal garden and a garage in a separate block as well as an allocated parking space





## Property Specification

**WELL PRESENTED SECOND FLOOR APARTMENT  
TWO DOUBLE BEDROOMS  
SPACIOUS LOUNGE/DINER  
REFITTED DINING KITCHEN  
MODERN BATHROOM**

### Bedroom

1 4.58m (15') x 2.72m (8'11")

### Lounge/Diner

4.58m (15') x 3.46m (11'4")

### Kitchen/Diner

3.01m (9'10") x 2.90m (9'6")

### Bedroom 2

3.96m (13') x 3.17m (10'5")

### Bedroom 1

4.58m (15') x 2.72m (8'11")

### Lounge/Diner

4.58m (15') x 3.46m (11'4")

### Bathroom

### Kitchen/Dine

r 3.01m (9'10") x 2.90m (9'6")

### Bedroom 2

4.45m (14'7") x 3.56m (11'8")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 12th November 2024

### Viewer's Note:

Services connected: All Services  
Council tax band: A  
Tenure: Leasehold: 125 years remaining from 2021  
Ground Rent: £220  
Service Charge: £400  
Restrictions: N/A

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Ground Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

