



20 Thorncroft Way,  
Walsall, WS5 4EF

Offers in the Region Of £120,000



# Walsall

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Set within easy reach of amenities, schools and transport links, this superb, first floor maisonette boasts well-proportioned accommodation with an internal viewing essential to fully appreciate all it has to offer.

Internal inspection reveals a welcoming entrance hallway with stairs to first floor, generous living room bathed in light from two windows to the front elevation and well-appointed kitchen which features a range of fitted units, gas cooker point, plumbing for a washing machine, wall-mounted central heating boiler and access to built in cupboard.

Completing the accommodation there are two excellent bedrooms and the bathroom with suite comprising WC, wash basin and bath with electric shower over.

Externally, the property benefits from a good sized, private garden which is laid mainly to lawn with a paved patio area and access to useful brick-built storage and there is off-road parking to the front of the property.





## Property Specification

### Hall

Lounge/Diner - 5.23m (17'2") max  
x 3.68m (12'1") max

Kitchen - 3.68m (12'1") max  
x 2.57m (8'5")

Bedroom 1 - 3.73m (12'3") x 3.68m (12'1")

Bedroom 2 - 4.33m (14'3") max  
x 2.66m (8'9") max

Bathroom - 1.96m (6'5") x 1.67m (5'6")

### 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: 26th November 2024

### Viewer's Note:

Services connected: Gas, Water, Electric & Drainage  
Council tax band: A  
Tenure: Leasehold 125 years from 01-04-2017. 117 years remaining,  
Ground Rent: £10 p/a  
Service Charge: £430 p/a



# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	75
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

