



Chatsworth Crescent,
Walsall, WS4 1RU

Offers in the Region Of £100,000

Offers in the Region Of £100,000



Set within easy reach of amenities and schools, this ground floor apartment offers scope for modernisation / improvement and is offered for sale with no onward chain.

Accessed via a communal entrance hallway with security intercom entry system, internal inspection reveals a light and airy living room with windows to the front elevation and French windows opening out onto a small terrace area and a well-appointed kitchen which features a range of wall / base units, built in storage cupboard, space for a small table, gas cooker point and plumbing for a washing machine. Completing the ground floor there are two excellent double bedrooms and the shower room with suite comprising WC, wash basin and double shower cubicle with mains shower over.

Externally there are neatly maintained communal gardens with access to a brick-built store.





Property Specification

GROUND FLOOR APARTMENT
EASY ACCESS TO AMENITIES AND SCHOOLS
POTENTIAL FOR MODERNISATION / IMPROVEMENT
LOUNGE WITH ACCESS TO TERRACE AREA
WELL APPOINTED KITCHEN WITH BUILT IN CUPBOARD

Hall

Lounge 4.87m (16') x 3.44m (11'4") max

Terrace

Kitchen 3.17m (10'5") x 2.96m (9'9")

Bedroom 1 3.93m (12'11") x 3.20m (10'6")

Bedroom 2 3.55m (11'8") x 2.99m (9'10")

Shower Room 2.42m (7'11") x 1.90m (6'3")

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: 29th July 2023

Viewer's Note:

Services connected: Gas, Electric, Drainage & Water
Council tax band: A
Tenure: Leasehold - 91 years remaining, lease 125 years from 1990
Ground Rent: £0
Service Charge: £52.73 (per month)

Floor Plan

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

Ground Floor



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales	EU Directive 2002/91/EC	

Map Location

