



14 Windrush Close, Pelsall,  
Walsall, WS3 4NW

**£120,000**



# Pelsall

£120,000



Set in a popular residential location, within easy reach of nearby amenities and transport links, this superb first floor apartment offers neatly presented accommodation and an early viewing is highly advised.

Accessed via a communal hallway with security intercom system, the accommodation includes welcoming hallway with built in storage cupboards, light and airy living room and well-appointed kitchen / breakfast room with a range of wall / base units, integrated oven and hob with extractor over, plumbing for a washing machine and space for a breakfast table. Completing the accommodation there are two bedrooms and the bathroom with suite comprising WC, wash basin and bath with electric shower over.

Externally, there are neatly maintained grounds and two allocated parking spaces. The property is currently tenanted and has potential as an investment opportunity.





## Property Specification

Lounge -	4.30m (14'1") max x 3.98m (13'1") max
Kitchen -	4.99m (16'5") max x 2.62m (8'7") max
Bedroom 1 -	3.09m (10'2") plus recess x 2.72m (8'11")
Bedroom 2 -	3.95m (12'11") max x 3.56m (11'8") max
Bathroom -	2.28m (7'6") x 1.76m (5'9")

### 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: 28th September 2022

### Viewer's Note:

Services connected: Water, Electric & Drainage  
Council tax band: B  
Tenure: Leasehold - Years Remaining TBC  
Ground Rent: £120 p/a  
Service Charge: £1300 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		
(92-100) <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		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

