



Herbert Road,
Walsall, WS9 8JR

Offers in the Region Of £115,000

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The apartment opens into a hallway with a practical storage cupboard and access to all main rooms.

The kitchen is well laid out and features a range of fitted wall and base units, an integrated oven, grill, and four-ring electric hob. There's a one and a half bowl sink with mixer tap, space for both a washing machine and dishwasher, a radiator, and a double glazed window offering views to the rear. The lounge is a bright and comfortable living area with a large double glazed window to the front, a radiator, ceiling coving, and a door leading out to a private balcony. Both bedrooms are generous doubles; the first faces the front and includes a radiator and double glazed window, while the second overlooks the rear, also benefiting from a radiator and natural light through a double glazed window. The bathroom is neatly presented with a white suite comprising a bath with shower over, a vanity unit with wash hand basin, and low flush WC. Additional features include a heated chrome towel rail, inset downlighters, and an obscure double-glazed window for privacy.

To the rear of the property, there is a shared communal garden along with a private storage shed allocated to the apartment.



Property Specification

FIRST FLOOR APARTMENT
TWO GENEROUSLY SIZED BEDROOMS
BRIGHT LOUNGE WITH BALCONY ACCESS
SPACIOUS KITCHEN
COMMUNAL GARDEN SPACE

Communal Hallway

Lounge

15' 7" x 11' 4" (4.75m x 3.45m)

Kitchen

9' 4" x 10' 2" (2.84m x 3.10m)

Bedroom One

12' 9" x 10' 2" (3.88m x 3.10m)

Bedroom Two

9' 8" x 11' 8" (2.94m x 3.55m)

Bathroom

5' 6" x 7' 9" (1.68m x 2.36m)



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: 24th May 2025

Viewer's Note:

Services connected: Gas, Electricity, Water & Drainage

Council tax band: A

Tenure: Leasehold

Floor Plan

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

Ground Floor



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

