



77 Cartbridge Lane South,  
Walsall, WS4 1GA

Offers in the Region Of £210,000



# Walsall

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Cartbridge Lane South is brought to the market offering well presented accommodation throughout and would make an ideal first-time purchase.

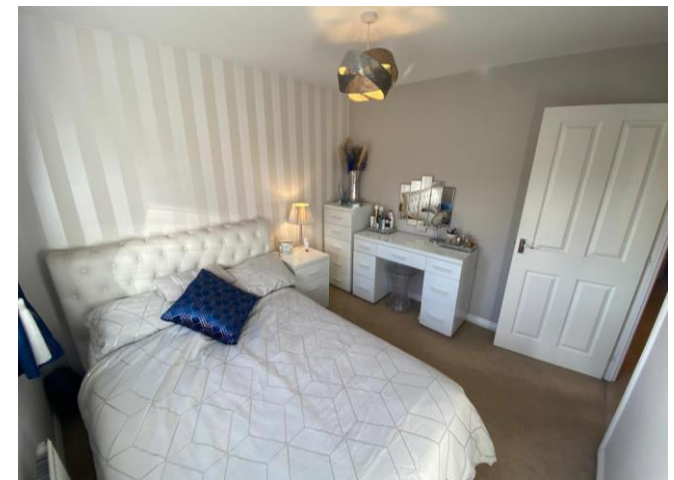
The property is approached via a paved driveway offering the advantage of off-road parking and leads to the welcoming front door entrance.

Internally, the ground floor accommodation benefits from a modern fitted kitchen which benefits from a range of wall and base units, inset sink units along with an integrated oven and hob.

To the rear of the ground floor, there is a good size lounge and diner which enjoys double doors leading to the rear garden. The ground floor accommodation further benefits from a guest cloakroom and WC. To the first floor, there are two double bedrooms (master with en-suite) and a further single bedroom. The is also a well-appointed shower room.

To the rear the garden has been designed with the ease of maintenance in mind and offers an excellent outdoor space.

This delightful property has the added benefit of being offer for sale with no upward chain and should be viewed at the earliest possible opportunity.





## Property Specification

Hallway -	3.26m (10'8") x 2.00m (6'7")
Kitchen -	3.26m (10'8") x 2.62m (8'7")
Lounge -	4.89m (16') x 4.24m (13'11")
WC -	2.10m (6'11") x 0.98m (3'2")
Bedroom 1 -	3.62m (11'11") max x 2.80m (9'2")
Ensuite -	2.06m (6'9") x 1.33m (4'4") max
Bedroom 2 -	3.04m (10') x 2.80m (9'2")
Bedroom 3 -	2.06m (6'9") x 1.99m (6'6")
Shower Room -	2.10m (6'11") max x 1.99m (6'6")

### 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: 3rd October 2023

### Viewer's Note:

Services connected: Gas, Electric, Drainage & Water

Council tax band: B

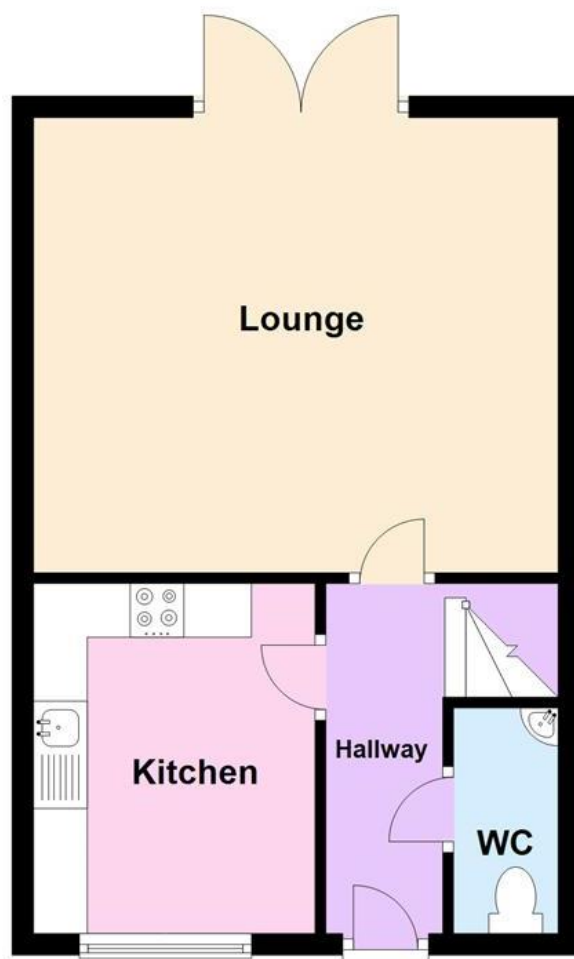
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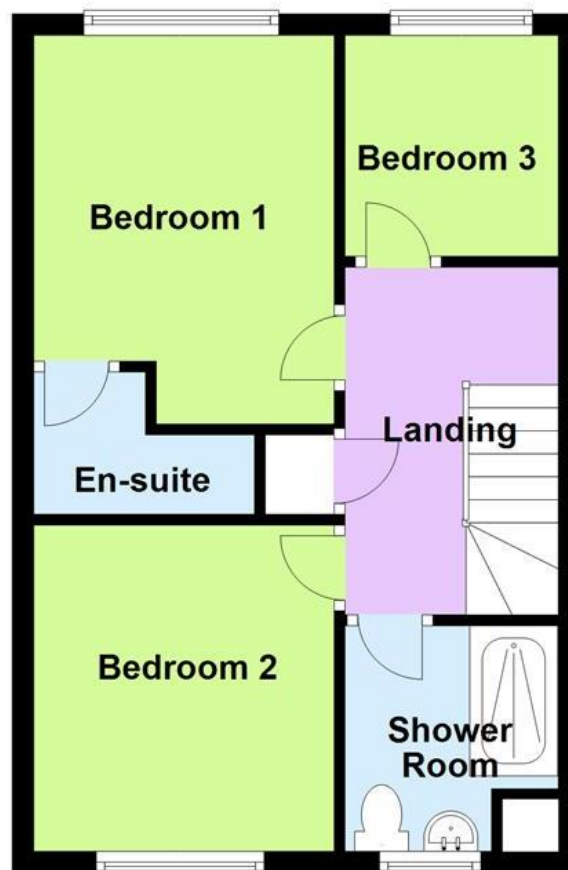
# Floor Plan

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

Ground Floor



First Floor



## Energy Efficiency Rating

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

## Map Location

