



Arboretum Road,  
Walsall, WS1 2QH

**£125,000**



# Walsall

£125,000



Well-presented throughout, this spacious second floor apartment is set in a sought after location within communal grounds in a quiet well-established area. Ideally positioned, the property offers significant leisure opportunities, combined with attractive views over Walsall Arboretum lake and bandstand to the front, plus additional Arboretum grounds to the rear.

A communal entrance with secure access has stairs to all floors. Internal inspection reveals a spacious lounge/dining room, with a window to the front and French doors to the rear, opening onto a delightful balcony. The kitchen, located to the rear of the property, with views over the communal gardens and Arboretum grounds, offers a comprehensive range of quality fitted units with complementary work surfaces.

Completing the accommodation are three good-sized bedrooms and a family bathroom, with a white suite. Externally the property is approached via a shared driveway giving access to a garage and communal off-road parking.

Centrally located, the property benefits from convenient access to the extensive shopping facilities and entertainment opportunities available within Walsall Town Centre and is well positioned for access to many local schools and good transport links via rail, bus and road networks.

The property further benefits from electric storage heating and double glazing.





## Property Specification

Lounge/Diner -	4.42m (14'6") x 3.20m (10'6")
Kitchen -	3.05m (10') x 2.23m (7'4")
Bedroom 1 -	3.96m (13') x 3.02m (9'11")
Bedroom 2 -	2.82m (9'3") x 2.74m (9')
Bedroom 3 -	3.02m (9'11") x 2.28m (7'6")
Bathroom -	2.45m (8'1") x 1.74m (5'9") max
Balcony -	1.99m (6'6") x 0.66m (2'2")

### 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:

### Viewer's Note:

Services connected: Electric, Water & Drainage  
 Council tax band: B  
 Tenure: Leasehold 145 years remaining.  
 Ground Rent: Peppercorn  
 Service Charge: £1300 p/a  
 Restrictions: No pets allowed.



# 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

## Map Location

