



Lindon Close, Brownhills
Walsall, WS8 6FD

£130,000

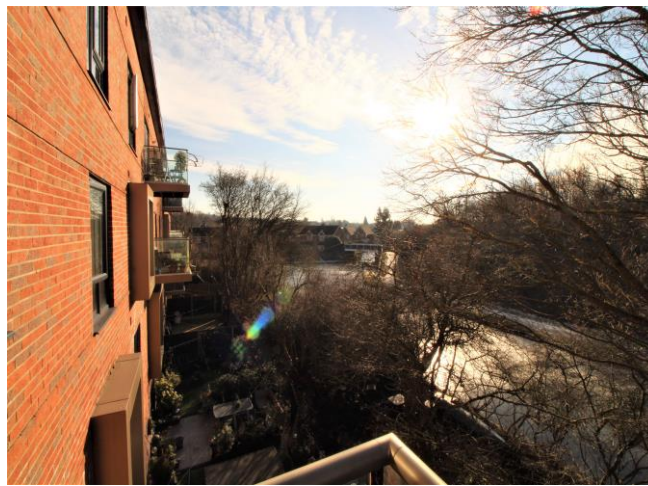
Brownhills

£130,000



A contemporary style second floor apartment constructed circa 2016 by reputable builder Kier homes.

This canal side property benefits from secure gated allocated parking and a feature balcony situated off the lounge with canal views, Two double bedrooms, an attractive fitted kitchen and shower room with white suite complete the still show home styled accommodation.





Property Specification

STUNNING SECOND FLOOR APARTMENT
TWO DOUBLE BEDROOMS
OPEN PLAN LIVING ROOM / DINING KITCHEN
BALCONY OVERLOOKING CANAL
SHOWER ROOM

Entrance Hallway

Lounge Area 12' 2" x 10' 9" (3.71m x 3.27m)

Kitchen Area 13' 5" x 9' 6" (4.09m x 2.89m)

Bedroom One 11' 9" x 10' 8" (3.58m x 3.25m)
includes wardrobe space

Bedroom Two 11' 10" x 7' 10" (3.60m x 2.39m)

Bathroom 8' 2" x 5' 6" (2.49m x 1.68m)

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: 25th January 2023

Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
Council tax band: A
Tenure: Leasehold, 117 years remaining
Service Charge: £1687

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

