



Prarie Court, Leasowe Road, Walsall Wood
Walsall, WS9 9DG

Offers Over £150,000

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Paul Carr Estate Agents are pleased to offer for sale this beautifully presented and spacious ground floor apartment close recently constructed in 2022.

Must be viewed to be fully appreciated.

Within close proximity to Aldridge and Walsall wood the property briefly comprises: Communal hallway with intercom system, Spacious entrance hall, stunning open plan living room / kitchen with integrated appliances and French doors, Master bedroom with covered balcony off, second bedroom and luxury bathroom.

Externally is a communal lawn and allocated parking to the rear.





Property Specification

STUNNING NEWLY BUILT APPARTMENT
CONVENIENT LOCATION
GROUND FLOOR
TWO BEDROOMS
LUXURY BATHROOM

Entrance Hallway

Open Plan Lounge/Kitchen/Diner 19' 5" max x 18' 5" max (5.93m max x 5.62m max)

Bedroom One 11' 9" x 9' 6" (3.58m x 2.89m) with Balcony

Bedroom Two 7' 10" x 11' 9" (2.40m x 3.58m)

Bathroom

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: 16th June 2023

Viewer's Note:

Services connected: Mains electricity, water & drainage
Council tax band: A
Tenure: Leasehold 124 years remaining,
Ground Rent: £135 p.a.
Service Charge: £1,224 p.a.

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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

