



## 3 Parklands Gardens, Walsall, WS1 2NN Guide Price £135,000

A well presented first floor purpose built flat situated in this popular and convenient location within easy reach of local amenities.

\* Reception Hall \* Lounge \* Modern Fitted Kitchen \* 2 Bedrooms \* Bathroom \* Garage \*  
Electric Heating \* PVCu Double Glazing \* Security Intercom System \* No Upward Chain

Council Tax Band B  
Local Authority - Walsall



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Chris Foster & Daughter Limited – Registered in England and Wales

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# 3 Parklands Gardens, Walsall



Lounge



Modern Fitted Kitchen

Bedroom One



Bedroom One



Bedroom Two

# 3 Parklands Gardens, Walsall



Bedroom Two



Bathroom



Communal Grounds

# **3 Parklands Gardens, Walsall**

An internal inspection is highly recommended to begin to fully appreciate this well presented first floor purpose built flat situated in this popular and convenient location within easy reach of local amenities, including Walsall town centre.

Walsall town centre is rapidly developing its reputation as an important shopping area with all main facilities available all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance.

Schools for children of all ages are readily available including the highly regarded Queen Mary's Grammar school for boys and High school for girls and St Francis of Assisi Catholic Technology College at Aldridge.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

The accommodation that enjoys the benefit of electric heating and PVCu double glazing, briefly comprises the following:

## **RECEPTION HALL**

having entrance door, security intercom to main entrance, ceiling spot lights, laminate floor covering, large walk-in storage cupboard and airing cupboard.

## **LOUNGE**

4.19m x 3.94m (13'9 x 12'11)

PVCu double glazed picture window to front elevation and additional PVCu double glazed window to side, electric storage heater and two ceiling light points.

## **MODERN FITTED KITCHEN**

3.35m x 2.39m (11' x 7'10)

PVCu double glazed picture window to front elevation, range of modern fitted wall, base units and drawers, working surface having inset stainless steel single drainer sink with mixer tap over, built in electric oven and hob with stainless steel extractor canopy over, space and plumbing for washing machine, integrated fridge/freezer, electric storage heater and ceiling light point.

## **BEDROOM ONE**

3.30m x 3.12m (10'10 x 10'3)

PVCu double glazed window to rear elevation, ceiling light point, electric storage heater and built in wardrobe.

## **BEDROOM TWO**

3.30m x 2.44m (10'10 x 8')

PVCu double glazed window to rear elevation, ceiling light point, electric panel heater and built in wardrobe.

## **BATHROOM**

panelled bath with electric 'Triton' shower over and tiled surround, pedestal wash hand basin, wc, heated towel rail, ceiling light point and extractor fan.

# 3 Parklands Gardens, Walsall

## SINGLE GARAGE

situated in nearby block.

## COMMUNAL WELL KEPT GROUNDS

## GENERAL INFORMATION

**TENURE** We understand the property is Leasehold with a current unexpired term of 55 years, however, the vendor is in the process of extending the lease which will be in place on completion of a sale.

**SERVICES** All main services are connected with the exception of gas. A plentiful supply of power points are installed throughout the property.

**FIXTURES AND FITTINGS** All items specified in these sales particulars pass with the property. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

# 3 Parklands Gardens, Walsall



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |