



## Floor Plan



## Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

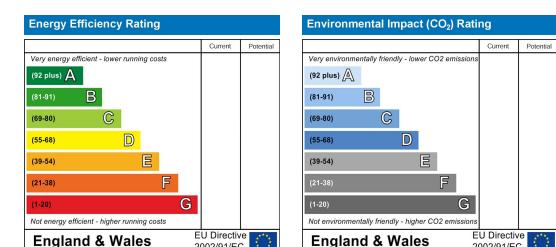
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## Energy Performance Graphs



## Flat 1, 41 Lysways Street

, Walsall WS1 3AG

Offers In The Region Of

£159,950 Leasehold



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## FULL DESCRIPTION

Being most worthy of early internal inspection, this deceptively spacious converted ground floor apartment is located in a popular residential area close to Six Ways, Walsall.

Offered with the benefit of immediate occupation, the property is within walking distance of many local amenities including Walsall Town Centre with its good transport links to Birmingham City Centre and surrounding Towns. The location falls within the catchment area for several schools and there are many places to enjoy sporting, social and recreational pursuits.

The gas centrally heated and PVCu double glazed accommodation may be more fully detailed as follows;-(all measurements approximate)

## ON THE GROUND FLOOR

### ENTRANCE HALLWAY

With laminate flooring, single panel radiator and double glazed window to the rear, having doors radiating to the following; -

### SPACIOUS FRONT LOUNGE measuring

14'4" into bay window x 12'11" (4.39m into bay window x 3.96m)

The focal point is provided by an attractive feature fireplace, and there is laminate flooring and single panel radiator.

### FITTED KITCHEN measuring

8'9" x 7'2" (2.68m x 2.19m)

Comprehensively equipped in a range of wood effect base and wall units having contrasting roll topped work surfaces incorporating a single drainer stainless steel sink unit, electric fan assisted oven with four ring gas hob, PVCu double glazed window to the side aspect, ceramic tiling to the floor and splash back areas and ample space for appliances.

### REAR BEDROOM ONE measuring

15'10" x 9'9" (4.85m x 2.99m)

Having a laminate floor, PVCu double glazed window to the side aspect, single panel radiator and door leading into the; -

### EN-SUITE BATHROOM/WC

Having a champagne coloured suite comprised of panelled bath, pedestal wash hand basin and low level WC, PVCu double glazed window to the rear aspect, ceramic tiling to splash back areas and boiler cupboard.

### BEDROOM TWO measuring

9'4" x 9'3" (2.85m x 2.83m)

Having a PVCu double glazed window to the side aspect, single panel radiator and laminate flooring.

### MODERN SHOWER ROOM/WC

Having a contemporary white suite comprised of walk in shower cubicle with glazed screen, pedestal wash hand basin, low level WC, ceramic floor and wall tiling and PVCu double glazed window to the rear aspect.

### OUTSIDE

Communal gardens.

## GENERAL INFORMATION

COUNCIL - Local Council Walsall MBC - Band B.

SERVICES: All mains services are assumed to be connected.

VIEWINGS: Strictly by appointment only, contact letting agents Marrion & Co on 01922 404446.

