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26 Wood End Farm, 333 Sutton Road, Walsall, WS5 3AR
Guide Price £225,000

A particularly spacious well presented 2 bedroom first floor retirement apartment benefitting from it's own private entrance, that forms part of the popular Wood End Farm development constructed by Friel Homes Limited.

* Stair Lift to First Floor * Reception Hall * Open Plan Lounge/Dining Room * Fitted Kitchen * 2 Bedrooms - Master En Suite * Modern Bathroom * Garage and Allocated Car Parking Space * Underfloor Heating * Double Glazing * Over 55s Development * Communal Facilities Including Residents Lounge & Guest Suite * House Manager * Intercom System To Main Entrance

Council Tax Band D
Local Authority - Walsall

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26 Wood End Farm, Walsall





Open Plan Lounge/Dining Room



Open Plan Lounge/Dining Room



Fitted Kitchen



Inner Hall



Bedroom One

26 Wood End Farm, Walsall



Bedroom One



En Suite Shower Room



Bedroom Two





Bathroom



Communal Grounds

26 Wood End Farm, Walsall



Residents Lounge





Guest Suite

26 Wood End Farm, Walsall

An internal inspection is highly recommended to begin to fully appreciate this spacious, well presented first floor retirement apartment that forms part of this sought after development by Friel Homes. The apartment enjoys the benefit of it's own front door access and is conveniently situated just off Sutton Road and within easy reach of local amenities.

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.

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 underfloor heating and double glazing, briefly comprises the following:

RECEPTION HALL
entrance door, ceiling light point, radiator and staircase with stair lift leading to:

OPEN PLAN LOUNGE/DINING ROOM
5.79m x 5.41m (19' x 17'9)
two double glazed windows to front and additional double glazed window to side, ceiling light point and additional inset ceiling spotlights, underfloor heating and range of fitted units with space for television.

MODERN FITTED KITCHEN
3.00m x 1.93m (9'10 x 6'4)
double glazed window to side, range of fitted wall, base units and drawers, working surfaces with matching upstands and inset stainless steel sink having mixer tap over, built in 'NEFF' electric oven, microwave oven and gas hob with stainless steel extractor canopy over, integrated washing machine, fridge/freezer, inset ceiling spotlights and tiled floor with underfloor heating.

INNER HALL
ceiling light point, loft access, underfloor heating, security intercom to main entrance and walk in storage cupboard off housing the central heating boiler.

BEDROOM ONE
3.73m x 3.12m (12'3 x 10'3)
double glazed windows to rear and side, ceiling light point and underfloor heating.

EN SUITE SHOWER ROOM
double glazed window to side, shower enclosure, pedestal wash hand basin, wc, tiled floor, inset ceiling spotlights, heated towel rail and extractor fan.

BEDROOM TWO
3.15m x 2.46m (10'4 x 8'1)
double glazed window to side, range of fitted wardrobes, ceiling light point and underfloor heating.

BATHROOM
panelled bath with tiled surround, pedestal wash hand basin, wc, tiled floor, inset ceiling spotlights, underfloor heating and extractor fan.

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GARAGE
5.18m x 2.54m (17' x 8'4)
situated in nearby block with electric up and over door, light, power and having additional parking space in front.

WELL MAINTAINED COMMUNAL GROUNDS AND GARDENS

RESIDENTS LOUNGE AND KITCHEN FACILITY

GUEST SUITE AVAILABLE
to hire for friends and family.

GENERAL INFORMATION
TENURE We understand the property is Leasehold for a term of 125 years from 1st January 2006, Current Ground Rent £250pa and Service Charge £180pcm.

SERVICES All main services are connected together with telephone point subject to the usual regulations. 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.

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