



Wood End Farm
Walsall

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented, one bedroom first floor apartment. Being offered with NO CHAIN.

Wood End Farm is a purpose built development exclusively for those over the age of 55. Owners can take full advantage of the luxuriously appointed resident's lounge where they host regular events or pop in for morning coffee or afternoon tea. In addition there is a guest suite available to hire for a nominal fee, just right when you have visitors to stay. There is also a lift rising to all floors, charming landscaped communal gardens with patio seating areas as well as visitor parking.

The property features an inviting entrance hallway, spacious open plan lounge diner as well as a modern fitted kitchen and shower room. Externally the property offers an allocated parking space. The property benefits from upvc double glazing and under-floor heating.

The property is well placed to take advantage of a wide range of amenities in Walsall town centres, with Lichfield Cannock and Birmingham all being within driving distance. Commuter benefits include the M6 linking the Midlands Motorway network and there are both Cross and Inter City railway lines also available from Walsall Town Centre.

RECEPTION HALL:

Front entrance door, ceiling light point, access to loft, carpeted flooring, door to a large storage cupboard, doors to the lounge diner, bedroom and shower room.

LOUNGE DINER:

17'5max x 14'9min x 9'10
Carpeted flooring, TV aerial & phone sockets, ceiling light point, window to side, two windows and velux sky-light to front plus opening to the kitchen.

KITCHEN:

8'1" x 7'8"
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and four ring gas hob with extractor, integrated fridge-freezer and washer/dryer, tiled flooring and recessed spot lighting.

BEDROOM:

13'7" x 9'10"
Built in wardrobe, carpeted flooring, ceiling light point, window and velux sky light to front to front.

SHOWER ROOM:

White suite comprising: walk in shower cubicle, wash hand basin, low level W/C, tiled walls and flooring, ceiling light point, heated towel rail and extractor fan.

TENURE:

Leasehold with 100 years remaining. Service charge £198 pcm Ground rent £250 pa.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

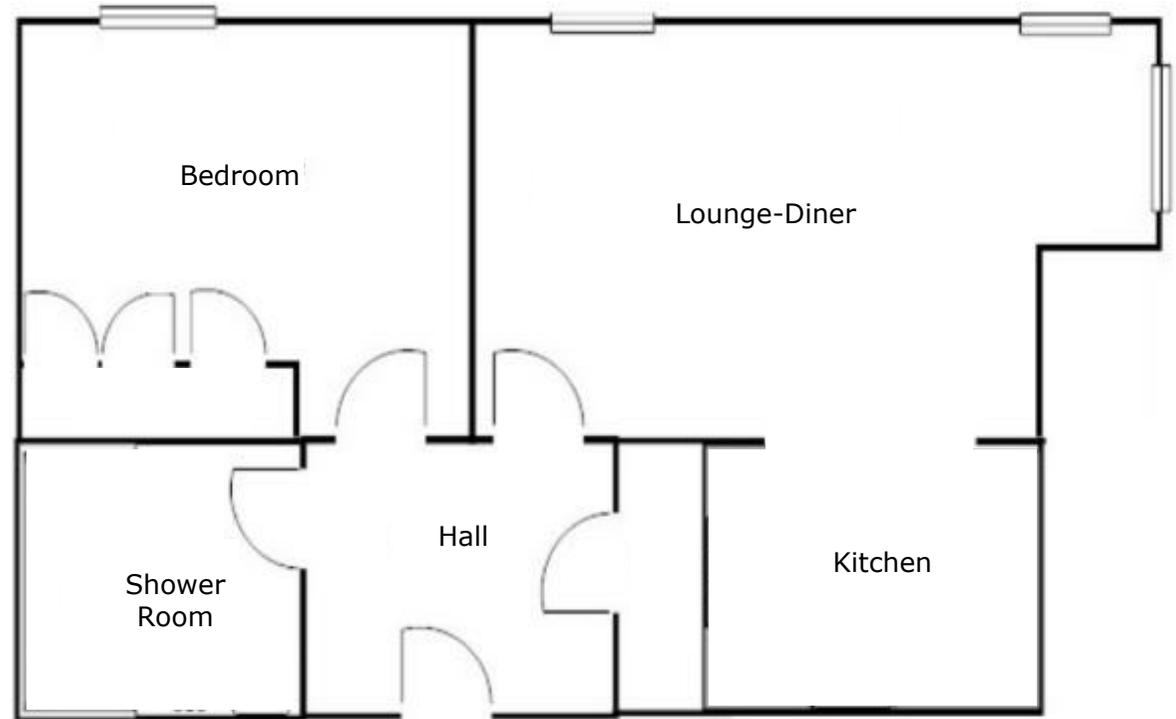




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