



2 Bedroom Apartment
Oxford Place, Walsall
Offers In Region Of £84,995



A superb two bedroom first floor modern apartment having the benefit of UPVC double glazing, gas central heating and no upward chain. This lovely apartment further comprises, reception hall, lounge, fitted modern kitchen with integrated appliances, two bedrooms (master with en suite shower room), garage, family bathroom with shower from taps and allocated parking. Energy rating C.

RECEPTION HALL With front door, central heating radiator, doors to bedrooms, bathroom, lounge, airing cupboard and storecupboard.

LOUNGE 15' 0" x 13' 0" (4.57m x 3.96m) With UPVC double glazed window, central heating radiator and entrance to the kitchen.

MODERN FITTED KITCHEN 10' 0" x 6' 0" (3.05m x 1.83m) With UPVC double glazed window, matching wall, base and drawer units, stainless steel single drainer sink unit, mixer tap, roll work top surfaces, integrated oven, fitted four ring gas hob with stainless steel extractor hood over, integrated washer/dryer, integrated fridge/freezer and ceramic tiled floor covering.

BEDROOM ONE 12' 0" x 8' 0" (3.66m x 2.44m) With UPVC double glazed window, central heating radiator and built in double wardrobe.

ENSUITE SHOWER ROOM With tiled shower cubicle with power shower, low level WC, pedestal wash hand basin, ceramic floor and wall tiles.

BEDROOM TWO 11' 0" x 6' 1" (3.35m x 1.85m) With UPVC double glazed window and central heating radiator.

BATHROOM With UPVC double glazed window, central heating radiator, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, splash back tiling and ceramic tiled floor.

OUTSIDE With communal gardens, garage and allocated car parking space.

GARAGE With up and over door and door to communal area.

SUMMARY A superb two bedroom first floor modern apartment having the benefit of UPVC double glazing, gas central heating and no upward chain. This lovely apartment further comprises, reception hall, lounge, fitted modern kitchen with integrated appliances, two bedrooms (master with en suite shower room), , family bathroom with shower from taps and allocated parking. Suit first time buyer or landlord as property is currently let for £450pcm. Energy rating C.

VIEWING, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

TENURE, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

SERVICES, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

Viewing

Please contact our Redstones Estate Agency Office on 01902 235350 if you wish to arrange a viewing appointment for this property or require further information.

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

Energy Performance Certificate

79, Merton Way
WALSALL
WS2 9HG

Dwelling type: Mid-floor flat
Date of assessment: 10 Apr 2010
Date of certificate: 25 August 2011
Reference number: 2445-1023-6378-8799-6990
Total floor area: 59 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	80	63	64

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	116 kWh/m ² per year	109 kWh/m ² per year
Carbon dioxide emissions	1.3 tonnes per year	1.2 tonnes per year
Lighting	£57 per year	£35 per year
Heating	£216 per year	£219 per year
Hot water	£80 per year	£80 per year

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to save money and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk