



# WATER REED GROVE

WALSALL



**SOUL ESTATES**  
SALES & LETTINGS

# The finer details

- 🏠 A BEAUTIFULLY PRESENTED 2 BEDROOM SECOND-FLOOR FLAT
- 🏠 TWO DOUBLE BEDROOMS
- 🏠 SPACIOUS LOUNGE WITH DINING AREA
- 🏠 FITTED KITCHEN
- 🏠 FAMILY BATHROOM
- 🏠 OFF-ROAD PARKING & VISITOR SPACES
- 🏠 GOOD SCHOOLS & LOCAL AMENITIES
- 🏠 ESTIMATED REMAINING LEASE – 140 years (155 years from 1 January 2008)
- 🏠 SERVICE CHARGE – £1,614 PA (INCLUDING BUILDING INSURANCE)
- 🏠 GROUND RENT – £200 PA
- 🏠 ESTATE SERVICE CHARGES AT £104 PA

## Description

Soul Estates are proud to present this well-presented 2 Bedroom Second-Floor Flat for Sale. This perfect family home is situated in a very popular area of Walsall, with good schools situated close by. The house is close to Bloxwich High Street with good transport links to the M6 motorway and other local amenities.

The property offers an entrance leading into the hallway with rooms going off to the spacious lounge and fitted kitchen, family bathroom and two double bedrooms. Family kitchen with a range of wall and base units to match, splashback tiling and an electric hob and oven. The property also benefits from double glazing and an allocated parking space for one vehicle.





**ENTRANCE HALLWAY:**

3' 6" x 13' 3" (1.07m x 4.04m)

**KITCHEN:**

6' 2" x 10' 3" (1.88m x 3.12m)

**BEDROOM 2:**

10' 7" x 8' 1" (3.22m x 2.46m)

**LOUNGE:**

10' 5" x 16' 9" (3.17m x 5.10m)

**BEDROOM 1:**

10' 8" x 11' 8" (3.25m x 3.55m)

**BATHROOM:**

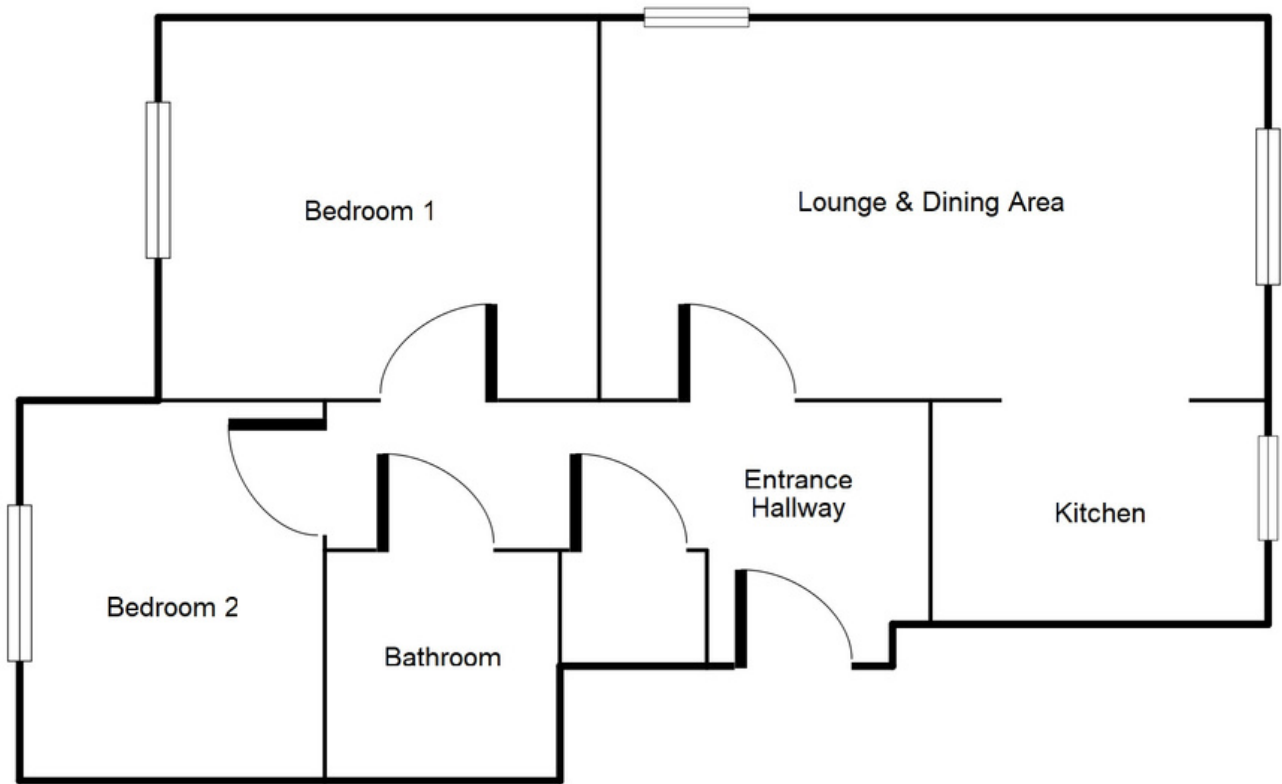
7' 0" x 6' 6" (2.13m x 1.98m)







# Ground Floor



This floorplan is just an example, this is not to scale.  
Please see description for exact room sizes.  
(c) Soul Estates

**FLOORPLAN**



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## CONTACT US

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