



2 bed apartment to buy in WS1

Leicester Street, Walsall, West Midlands,
WS1 1PT

£40,000 Starting Bid

H x2 D x1 B x1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Two bedrooms
- ✓ Bathroom
- ✓ Walsall town centre location
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

This two-bedroom flat is for sale in a converted listed building in Walsall town centre, occupying a top floor position within Bridge Lofts. The property offers a reception room and a separate kitchen, together with a bathroom serving the two bedrooms. It is being sold via online auction with Pattinsons Auctions.

Located in the heart of Walsall, the flat provides access to a wide range of local amenities, including shops, supermarkets, cafés and restaurants in and around the town centre. Walsall Arboretum, a large public park with lakes, play areas and open green space, is within easy reach and offers opportunities for walking, leisure and community events.

Public transport connections are readily available. Walsall railway station, situated in the town centre, provides regular services to Birmingham New Street, typically taking around 20–25 minutes, as well as links towards Wolverhampton and Rugeley. Local bus services operate from the town and connect surrounding neighbourhoods and nearby centres.

The position within a converted listed building may appeal to buyers seeking accommodation in a property with character features in a central setting. The combination of two bedrooms, a reception room, kitchen and bathroom, alongside town centre amenities and transport options, makes this flat a practical choice for a range of purchasers interested in a Walsall location.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 104

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £1,800.00

Price: Starting Bid £40,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

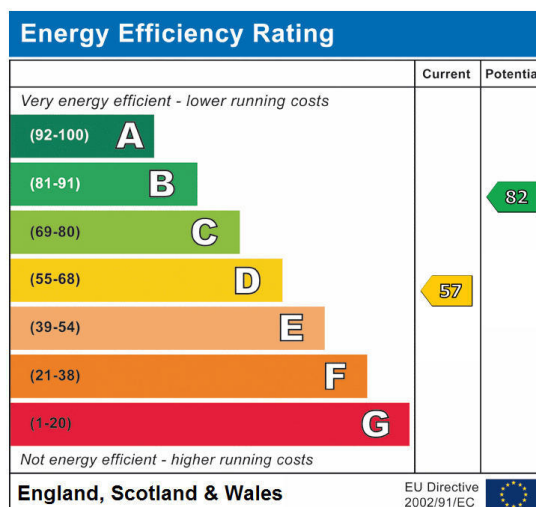
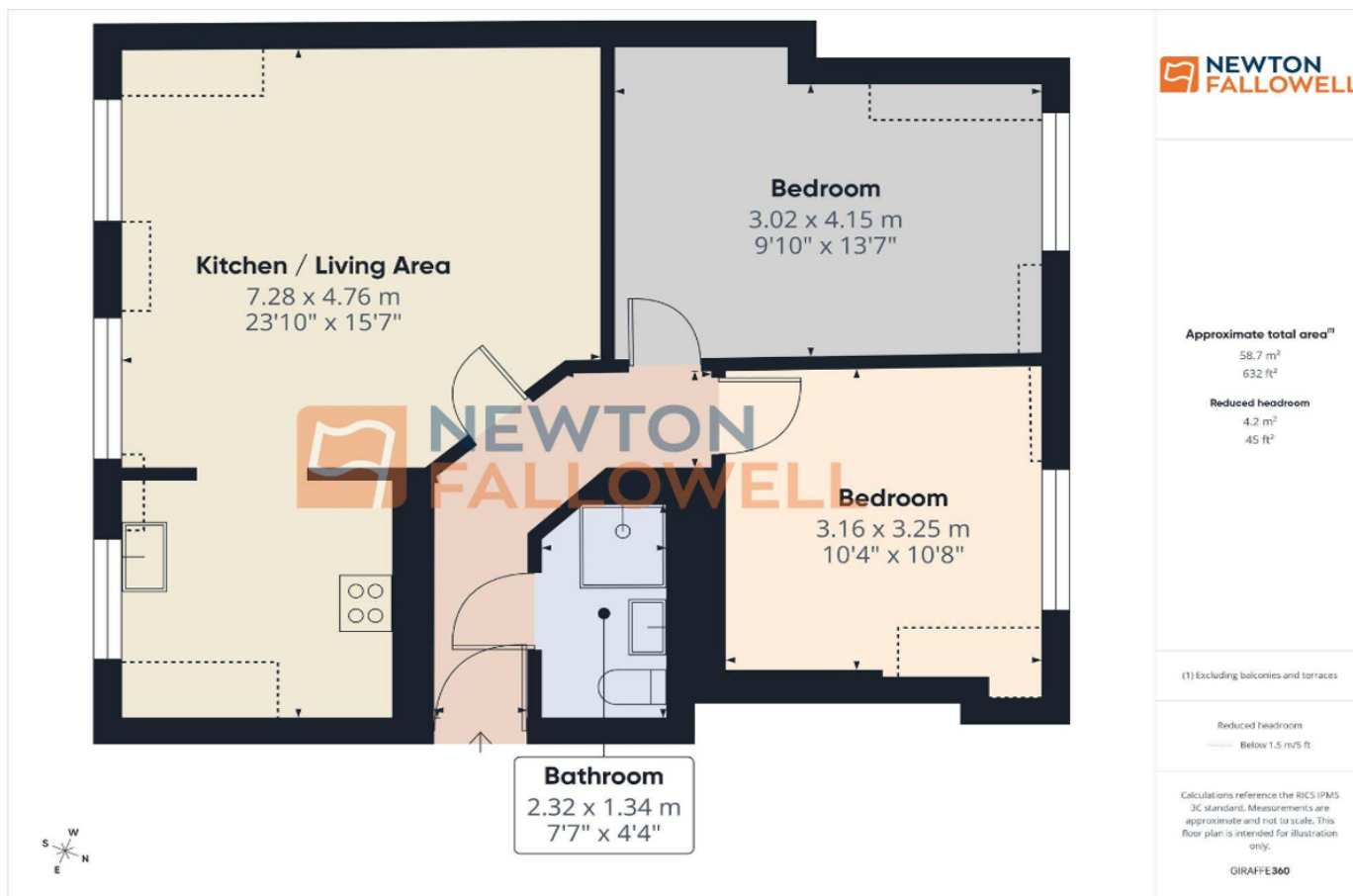
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Leicester Street, Walsall, West Midlands, WS1 1PT

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

