



## 2 bed apartment to buy in WS1

Broadway, Walsall, West Midlands, WS1  
3HX

**£80,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Ground floor 2-bedroom flat
- ✓ Open-plan kitchen and living area
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Cash Buyers preferred.

This neutrally decorated, ground floor 2-bedroom flat is offered **\*\*for sale\*\*** via online auction in the popular area of Broadway, Walsall.

The property features an open-plan layout incorporating the kitchen and reception space, creating a practical central living area. Large windows allow good natural light and the reception room benefits from direct access to communal gardens, providing an attractive outlook and useful outdoor space.

The main bedroom includes an en-suite shower room and built-in wardrobes, offering convenient storage and a self-contained feel. A second bedroom and an additional bathroom complete the accommodation layout, providing flexibility for family living, sharers or those requiring a guest room or home office. The flat also benefits from parking, a valuable feature in this part of Walsall.

The property is well located for local amenities, with everyday shopping, cafés and services available in and around Broadway and Walsall town centre. Nearby parks, including Walsall Arboretum, provide large green spaces for walking, leisure and recreation.

Public transport links are accessible, with Walsall railway station offering regular services to Birmingham New Street in around 20–25 minutes, as well as routes towards Wolverhampton and other West Midlands destinations. Local bus routes connect Broadway with Walsall town centre and surrounding areas, supporting straightforward commuting and access to schools and facilities.

This ground floor flat presents a practical option for buyers seeking auction purchase in a location with established amenities, green space and transport connections.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £239.00

Annual Service Charge Amount: £2,752.00

Price: Starting Bid £80,000

Property Type: Apartment

Parking: Off Street, Communal

Construction materials: Brick and block

Roofing type: Flat

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: No

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

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Approximate total area<sup>(1)</sup>  
68.2 m<sup>2</sup>  
735 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Broadway, Walsall, West Midlands, WS1 3HX

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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.

