



## 2 bed apartment to buy in WS1

Leicester Street, Walsall, West Midlands,  
WS1 1PT

**£45,000** Starting Bid

 x2  x1  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

## 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 £45,000

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

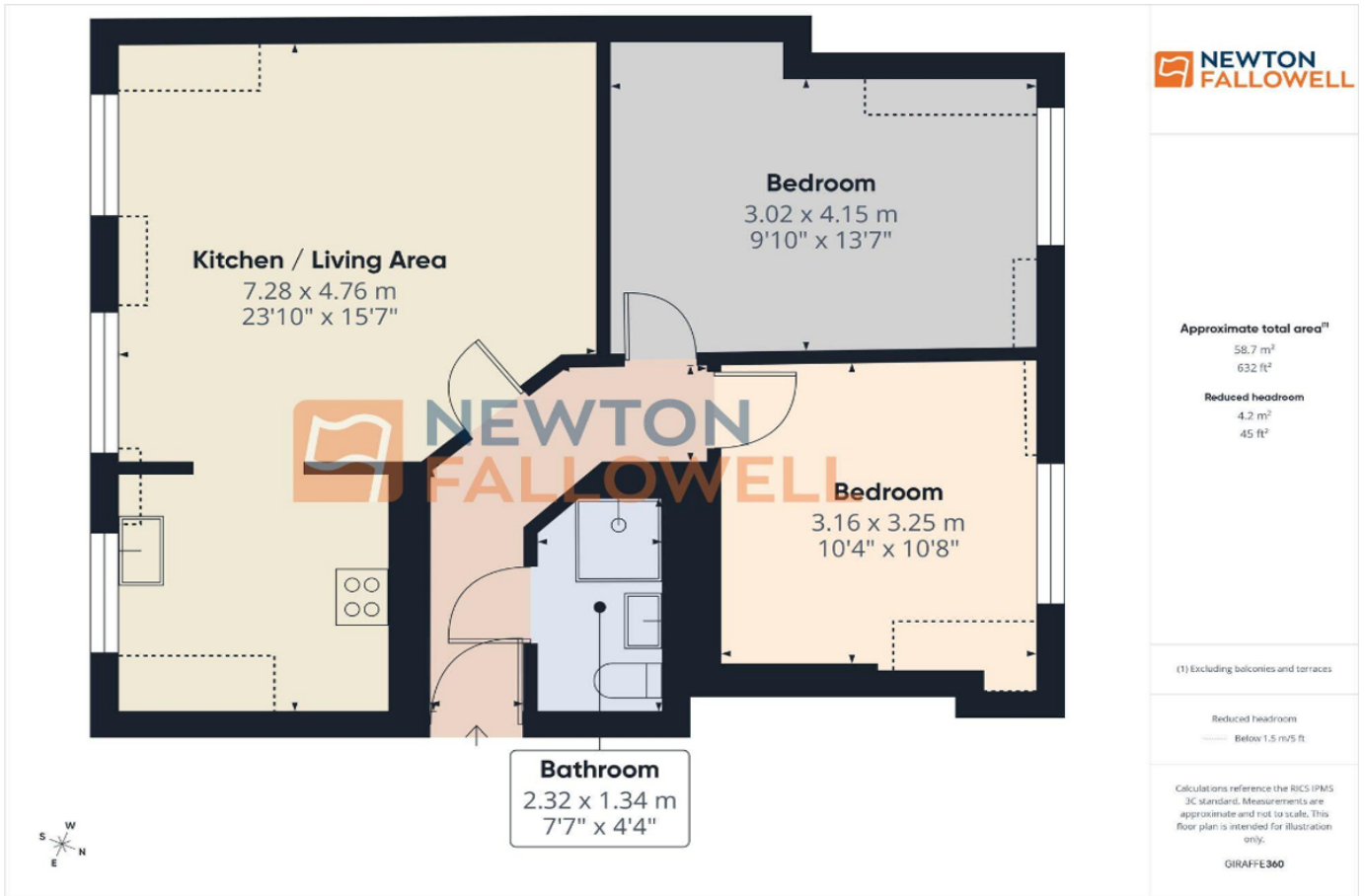
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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

Leicester Street, Walsall, West Midlands, WS1 1PT

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

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

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