



**Tenure:** See Legal Pack

**Local Authority:** Walsall Metropolitan Borough Council

**Solicitors:** The Law Practice, The Law Practice, 38-39 Lichfield St, West Midlands, Walsall, WS1 1TJ. Tel: 0121 778 2371.

**EPC Rating:** D

12

## Residential

**11 Burrowes Street, Walsall,  
WS2 8NX**

**\*GUIDE PRICE:**

**£59,000 PLUS** (plus fees)

### Residential

Situated in a popular residential area within walking distance of the town centre this flat is just off the Walsall ring road which offers a great transport link to the M6. The property is in need of slight modernisation throughout and would ideally be suited towards an investor.

### Description:

**Accommodation:** Lounge (4.8m x 2.7m), Kitchen with door to balcony (2.9m x 2.9m), Bedroom one (4.4m x 3.5m), Bedroom two (2.9m x 3.5m) Bathroom (1.6m x 2.8m)

**Viewings:** 9th March 3pm, 13th March 3pm, 20th March 3pm, 27th March 11am, 3rd April 11am

### Additional Fees

**Administration Charge:** £714 inc VAT payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.