



**Ridgeway Court
Bentley Road North
Walsall
West Midlands
WS2**

Offers In Excess Of £105,000

bettermove

Bentley Road North Walsall

Bettermove are proud to present this 2 bedroom flat in Walsall, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with off road parking available.

The council tax band is A.

This is a leasehold property with 93 years remaining on the lease; the ground rent, and service charge, combined, is £1,000.00 per annum.

The interior of this beautifully presented, first floor property comprises a spacious living room, fitted kitchen, two bedrooms, including one double, and one single, alongside the family bathroom.

Located in the popular town of Walsall, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport connections can be found from Darlaston Train Station, a variety of local bus routes, and quick access to the M6.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

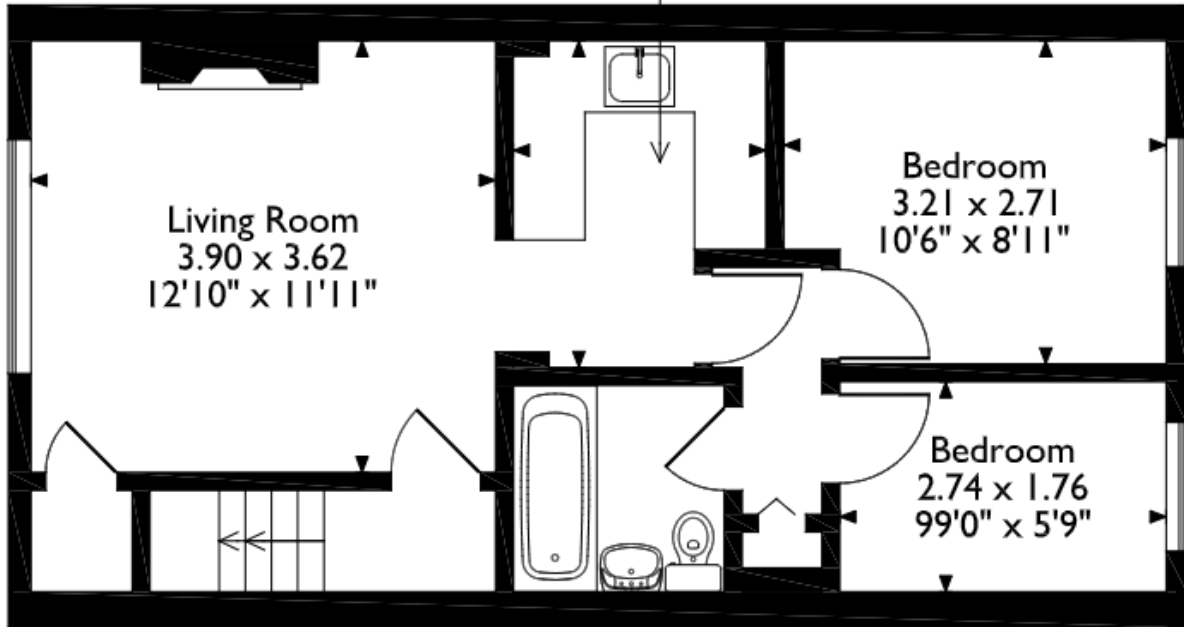


Ridgeway Court, Bentley Road North, Walsall

Approximate Gross Internal Area

44 Sq M/474 Sq Ft

Kitchen
2.74 x 2.12
9'0" x 6'11"



First Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 81 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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