

for sale

£90,000



High Street, Cheslyn Hay, Walsall, WS6 7AD

**\*\* FANTASTIC INVESTMENT \*\* FIRST FLOOR FLAT \*\* SOLD WITH TENANTS IN SITU \*\* FREEHOLD UPON COMPLETION \*\* HIGHLY SOUGHT AFTER VILLAGE LOCATION \*\***

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# High Street, Cheslyn Hay, Walsall, WS6 7AD

## First Floor Flat

### Kitchen

8' 8" x 8' 5" ( 2.64m x 2.57m )

Having a front entrance door opening into the fitted kitchen complete with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, electric hob with cooker-hood over, plumbing for the washing machine, space for appliances, tiled splash-backs, vinyl flooring and doors to bathroom and hallway

### Hallway

Having doors to the lounge, bedroom and kitchen

### Bathroom

Having a double glazed window to the rear aspect, WC, wash hand basin, bath with shower over, extractor fan, ceiling light point and tiled flooring

### Lounge

13' 1" x 12' 7" ( 3.99m x 3.84m )

Having two double glazed windows to the front aspect, electric radiator, ceiling light point and carpeted flooring

### Bedroom

9' 8" x 11' 8" ( 2.95m x 3.56m )

Having a double glazed window to the rear aspect, electric radiator, ceiling light point and carpeted flooring











## Floor Plan

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01543 500923**

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10-12 Wolverhampton Road  
CANNOCK WS11 1AH

Property Ref: CNK106675 - 0003

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/CNK106675](https://www.connells.co.uk/Property/CNK106675)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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