



# RE/MAX

Elite



## **32 Bell Tower Close, Walsall, WS3 3FB**

### **Offers in the region of £95,000**

**MODERN TWO-BED APARTMENT IN BELL TOWER WS3 – NO UPWARD CHAIN & LONG LEASE REMAINING**

This beautifully presented two-bedroom apartment is located in the sought-after Bell Tower development in WS3. With 133 years remaining on the lease and no upward chain, this property is ideal for first-time buyers, downsizers, or investors seeking a turnkey opportunity.

Offering spacious rooms, a modern kitchen, allocated parking, and a bright open-plan living space, it provides comfortable, low-maintenance living in a well-kept development.

Please note: This is a cash-only purchase due to mortgage restrictions relating to the ground rent.

#### Living Room 14'10" x 17'8" (4.53m x 5.39m)

A bright and airy open-plan living space featuring large double-glazed window, wood-effect flooring, and neutral décor. Offers excellent room for both lounge and dining areas, perfect for entertaining or relaxing.

#### Kitchen 8'5" x 8'1" (2.58m x 2.48m)

Modern fitted kitchen with a range of light wood cabinets, tiled splashbacks, integrated oven and hob, and space for appliances including a washing machine. Finished with easy-clean flooring and a large window for natural light.

#### Primary Bedroom 9'2" x 11'8" ( 2.81m x 3.58m)

Spacious and well-lit, the primary bedroom accommodates a double bed and freestanding wardrobes with ease. Neutral décor and plush carpeting make this a relaxing retreat.

#### Bedroom Two 8'5" x 9'2" (2.58m x 2.81m)

Ideal as a second bedroom, home office or nursery. Features a window overlooking greenery, radiator, and clean finish throughout.

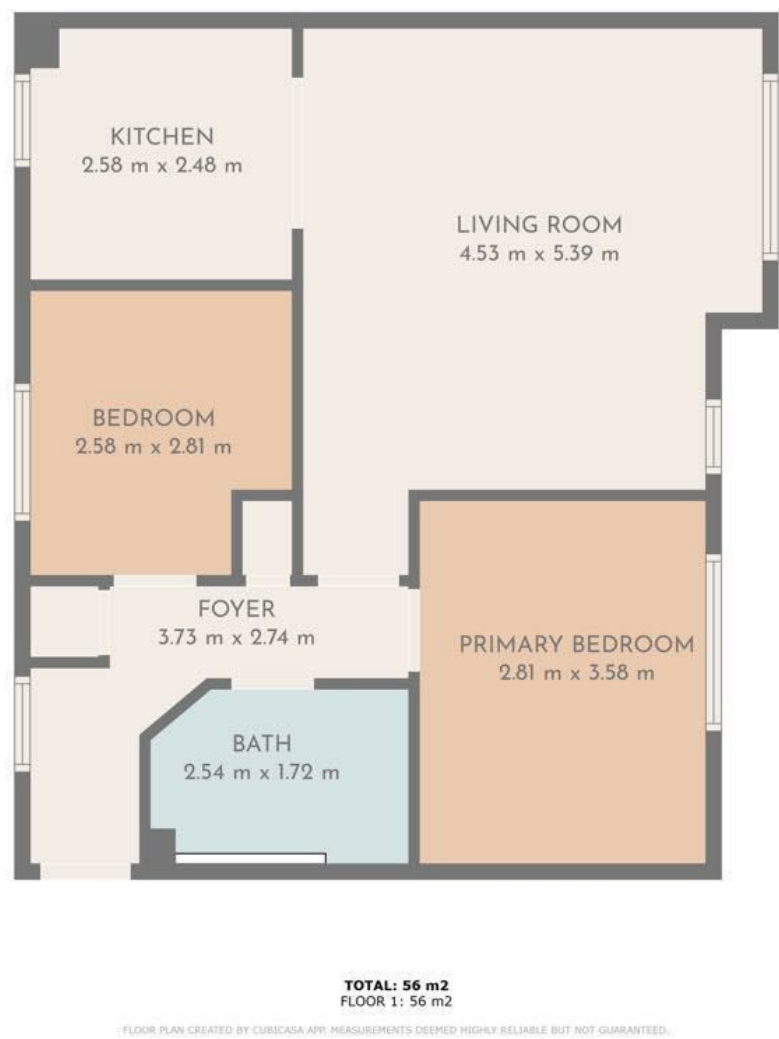
#### Bathroom 8'3" x 5'7" (2.54m x 1.72m)

Stylish three-piece suite including a bath with overhead shower and glass screen, pedestal sink and WC. Crisp white tiling and contemporary fixtures complete the space.

#### Foyer / Hallway 12'2" x 8'11" (3.73m x 2.74m)

Spacious and welcoming entrance hall with access to all rooms and storage cupboard. Stylish wood flooring and white panel doors create a clean, modern look.

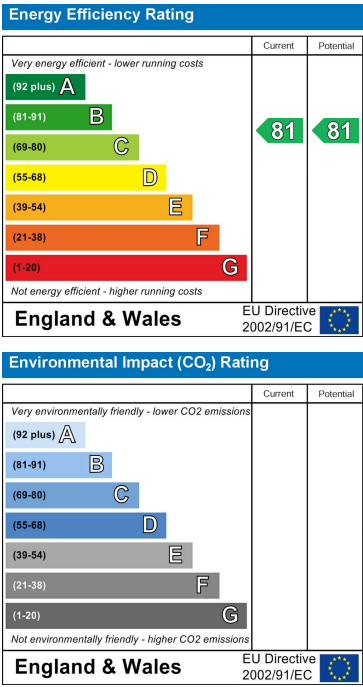
Floor Plan



Area Map



Energy Efficiency Graph



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