



**Connells**

Winchester Close  
Rowley Regis





## Property Description

**\*\*PERFECT FOR FIRST TIME BUYERS OR INVESTORS LOOKING TO EXPAND OR DEVELOP THEIR PORTFOLIO WITH THIS TWO BEDROOM APARTMENT\*\*** Potential rental income of £650PCM returning a potential gross rental yield of 8/9%

Internally the property comprises of: two bedrooms, lounge, kitchen and family bathroom.

Externally the property benefits from the ability to park a vehicle.

This property much be viewed to appreciate all accommodation on offer, Call TODAY on 0121-552-2671.

## Approach

Approaching the property through communal door and stairs leading to the property.

## Entrance Hall

Having door to front and airing cupboard housing the water tank.

## Lounge

14' 1" x 12' ( 4.29m x 3.66m )

Having double glazed window to front and wall mounted radiator.

## Kitchen

8' 1" x 7' 5" ( 2.46m x 2.26m )

Having wall and base units, sink/drainer, gas cooker point with space for cooker. Space for fridge/freezer and space for washing machine.

## Bedroom One

8' 11" x 8' 1" ( 2.72m x 2.46m )

Having double glazed window to rear, built in wardrobes and radiator.

## Bedroom Two

7' 6" x 7' 4" ( 2.29m x 2.24m )

Having double glazed window to rear and wall mounted radiator.

## Bathroom

Having bath with shower over, wash hand basin and low level WC.

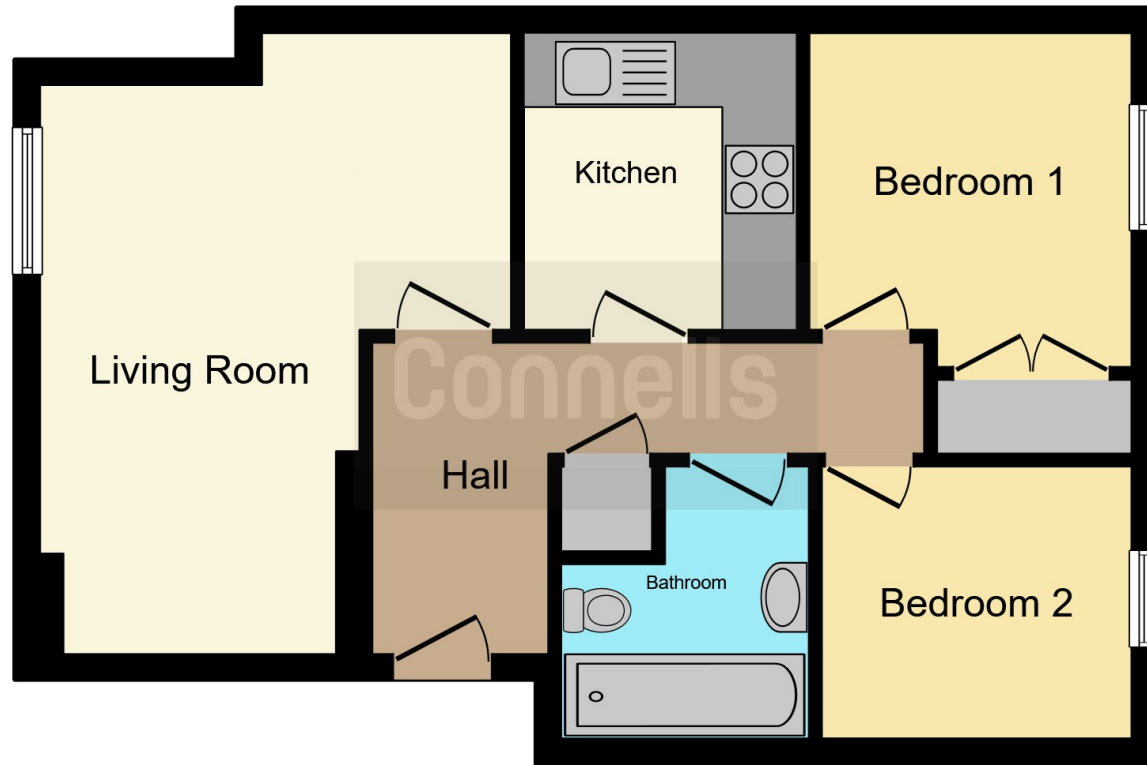












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/OLD311544](http://connells.co.uk/Property/OLD311544)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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