



**Connells**

Mountbatten Close  
West Bromwich





### Property Description

This exceptionally well maintained two bedroom flat is located on the top floor of the block and is on the doorstep to Sandwell Valley Country Park. The spacious, light and airy property offers good sized rooms for a two bedroom accommodation. It comes with shared parking for the residents of Mountbatten Close and a lease of approximately 93 years. This property would be best suited to a first time buyer or investor who can expect approximately £800 PCM in rental income, dependant upon if the property was modernised with a new kitchen. The flat briefly comprises of an entrance hallway with intercom system of which is accessed from a communal hallway into the block, lounge, fitted kitchen/diner, two double bedroom, bathroom, store room, central heating and parking.

### Entrance Hall

Two storage cupboards and door to;

### Lounge

13' 5" x 13' ( 4.09m x 3.96m )  
Double glazed bay window to the front, radiator, TV and telephone points and sliding door to kitchen.

### Kitchen

12' 7" x 7' 6" ( 3.84m x 2.29m )  
Fully fitted kitchen with a range of wall and base units with work surfaces over, stainless steel sink and drainer, tiling, gas point, plumbing point, wall mounted boiler and double glazed window to the rear.

### Bedroom One

12' 9" x 10' 4" ( 3.89m x 3.15m )  
Double glazed window to the front, fitted wardrobe, TV and telephone points and radiator.

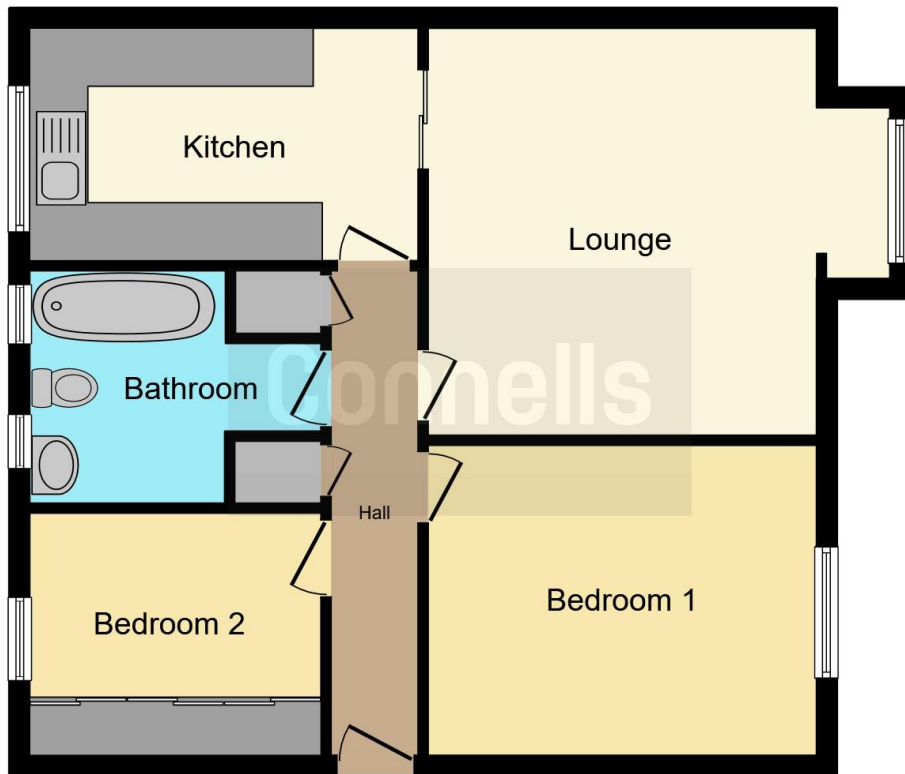
### Bedroom Two

9' 7" x 7' 3" into wardrobe ( 2.92m x 2.21m into wardrobe )  
Double glazed window to the rear, radiator and fitted wardrobe.

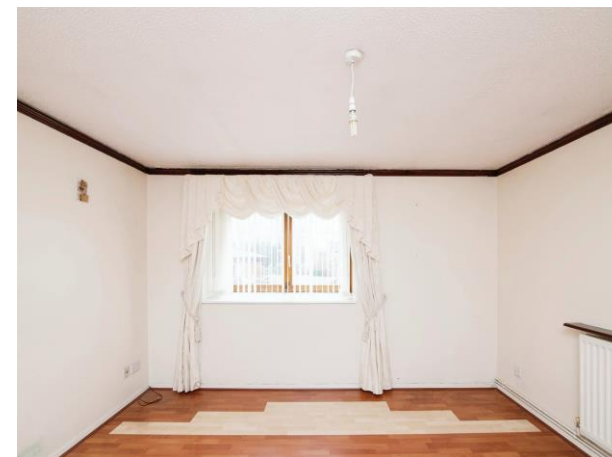
### Bathroom

Double glazed window to the rear, tiled throughout, bath with shower over, wash hand basin, WC and radiator.





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)



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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WBW309765](http://connells.co.uk/Property/WBW309765)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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