



**Connells**

Wiltshire Way  
West Bromwich

Wiltshire Way  
West Bromwich B71 1JU

for sale offers in excess of  
**£100,000**



### Property Description

Situated within the Hateley Heath area of West Bromwich and within walking distance of Phoenix Academy and local shops. This currently rented 2 bedroom upper floor apartment briefly comprises; communal entrance with stairs leading upto the apartment, spacious lounge with kitchen off, 2 good sized bedrooms with master room having Juliet style balcony and overlooking communal gardens, bathroom, central heating and double glazing (where specified). There is also access to communal gardens and parking available.

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### Entrance Hall

Door to the front, radiator and laminate flooring.

### Lounge/dining Room

17' 7" x 12' 9" ( 5.36m x 3.89m )  
Window to the front and arch to kitchen.

### Kitchen

8' 6" x 6' 9" ( 2.59m x 2.06m )  
Fitted kitchen with a range of wall and base units with work surfaces over, stainless steel sink and drainer, part tiled, integrated oven and gas hob with cooker hood over, central heating boiler, plumbing and space for washing machine and window to the front.

### Bedroom One

13' 9" x 8' 9" ( 4.19m x 2.67m )  
Juliet doors to the front.

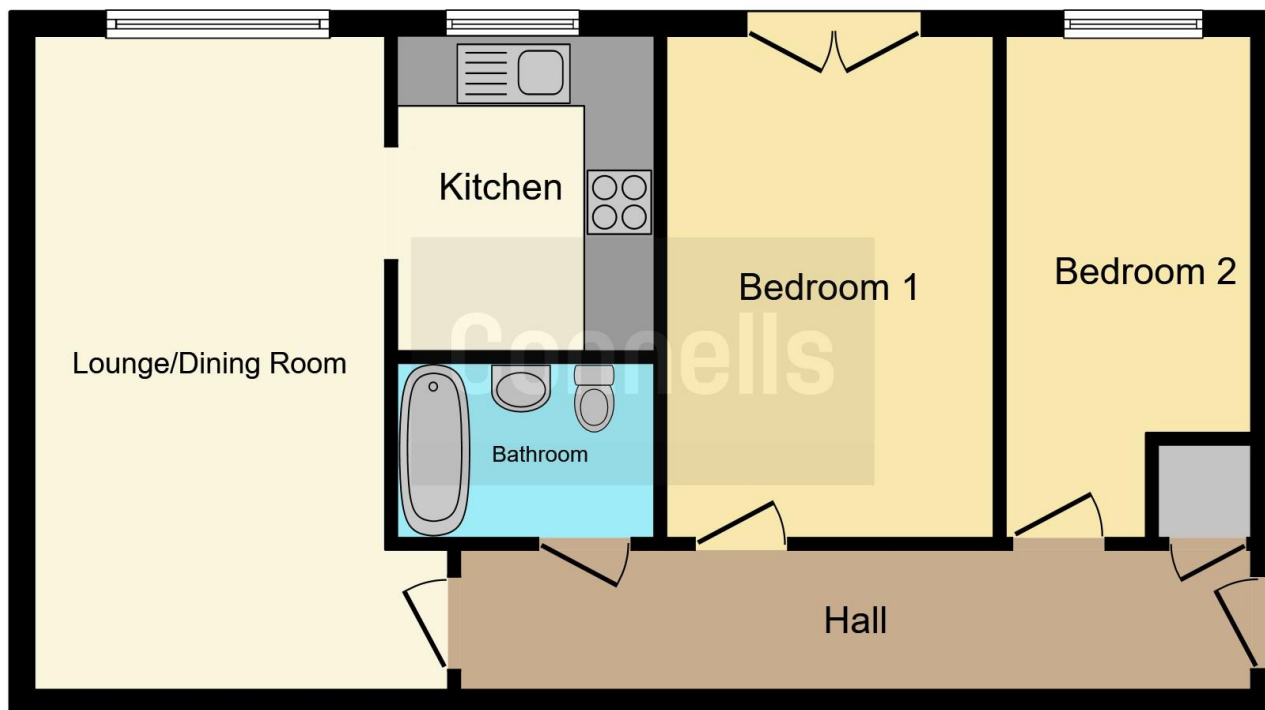
### Bedroom Two

13' 9" x 6' 8" ( 4.19m x 2.03m )  
Window to the front.

### Bathroom

Fitted panel bath with mixer tap, wash hand basin, WC, fully tiled and radiator.





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 0121 525 1177**  
**E westbromwich@connells.co.uk**

3 Astle Park  
 WEST BROMWICH B70 8NS

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WBW309725](http://connells.co.uk/Property/WBW309725)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2005. 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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