



**Connells**

Claypit Lane  
West Bromwich





### Property Description

Located on the recently built Golden Park development by Kier Homes this apartment still has several years remaining on the NHBC warranty. Also holding a lease of approximately 118 years, this would make a fantastic rental property with others in the building being rented at £850pcm, Local shops and parks are nearby along with the amenities of West Bromwich Town Centre being approx 0.5 miles away. Buyers can expect to see an entrance hallway accessed via a communal hallway, through lounge/diner, modern fitted kitchen with some integral appliances, two double bedrooms with an en-suite to the master, family bathroom, outside space in the form of a balcony and one allocated parking space.

### Entrance Hall

Door from communal hall, central heated radiator, storage cupboard and doors to lounge, kitchen, bathroom and bedrooms.

### Lounge

19' 1" x 10' 3" ( 5.82m x 3.12m )

Double glazed window and door to the front providing access to balcony area, central heated radiator, TV and telephone points and double glazed door to the rear..

### Kitchen

10' 1" x 5' 9" ( 3.07m x 1.75m )

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, integrated gas hob and electric oven with cooker hood over, space and plumbing for washing machine, wall mounted boiler and double glazed window to the rear.

### Bedroom One

13' 8" max x 11' 2" ( 4.17m max x 3.40m )

Double glazed window to the front, fitted wardrobe, TV point and central heated radiator.

## En Suite

Fitted shower cubicle, wash hand basin, low level WC, part tiled and chrome heated towel rail.

## Bedroom Two

13' 8" x 8' 6" ( 4.17m x 2.59m )

Double glazed window to the front and central heated radiator.

## Bathroom

Double glazed window to the rear, fitted panel bath with shower over, wash hand basin, low level WC, tiling to splash prone area and chrome heated towel rail.















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: C**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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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