



**Connells**

Goldfield Court Dartmouth Street  
West Bromwich





## Property Description

This sought after development is situated within a key location for easy access to the shops on the high street as well and the New Square. Benefiting from having bus links on your doorstep which will give you access to local towns and supermarkets. The development is for of 55's as well as benefiting from 24 hour assisted care if needed as well as a salon and cafe on site!

The property briefly comprises of two large bedrooms, jack and Jill bathroom, open plan kitchen diner, being second floor and set on a desirable plot benefiting from stunning views!

**CALL US NOW TO ARRANGE YOUR VIEWINGS!**

## Entrance Hall

Door into the property via a communal hallway, storage cupboard, fuse board, boiler and doors to;

## Open Plan Lounge And Kitchen

23' 9" x 10' 7" ( 7.24m x 3.23m )

Having a double glazed window to the front, TV and telephone point, fitted kitchen to the rear comprising of a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, plumbing point and an integrated electric oven and hob with cooker hood over.

## Bedroom One

16' 5" x 9' 3" ( 5.00m x 2.82m )

Double glazed window to the front, TV point and door to Jack & Jill wet room.

## Jack & Jill Wet Room

Jack & Jill wet room comprising of a shower, wash hand basin, WC and doors to bedroom one and the entrance hall.

## Bedroom Two

11' 7" x 8' 6" ( 3.53m x 2.59m )

Double glazed window to the front and TV point.













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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3 Astle Park  
WEST BROMWICH B70 8NS

EPC Rating: D Council Tax  
Band: A

Service Charge:  
3636.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WBW310652](http://connells.co.uk/Property/WBW310652)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. 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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