



**Connells**

Clent Way  
Bartley Green



### Property Description

A ground floor apartment located in a popular area of Bartley Green. Comprising of a modern kitchen, one double bedroom, modern bathroom and large living space. This property also benefits from having allocated parking and is situated within close proximity to local schools and shops and has transport links to motorways nearby. Perfect for First Time Buyers or Investors.

### Entrance Hallway

Two ceiling light points, electric wall mounted heater, intercom system, cloak cupboard.

### Lounge

14' x 12' 5" ( 4.27m x 3.78m )

Ceiling light point, window, wall mounted electric heater, tv point.

### Kitchen

12' 5" x 6' 4" max ( 3.78m x 1.93m max )

Ceiling light point, matching wall and base units, sink and drainer with mixer tap, fitted oven, 4 ring induction hob with glass splashback, cooker hood, plumbing for washing machine, extractor fan

### Bedroom One

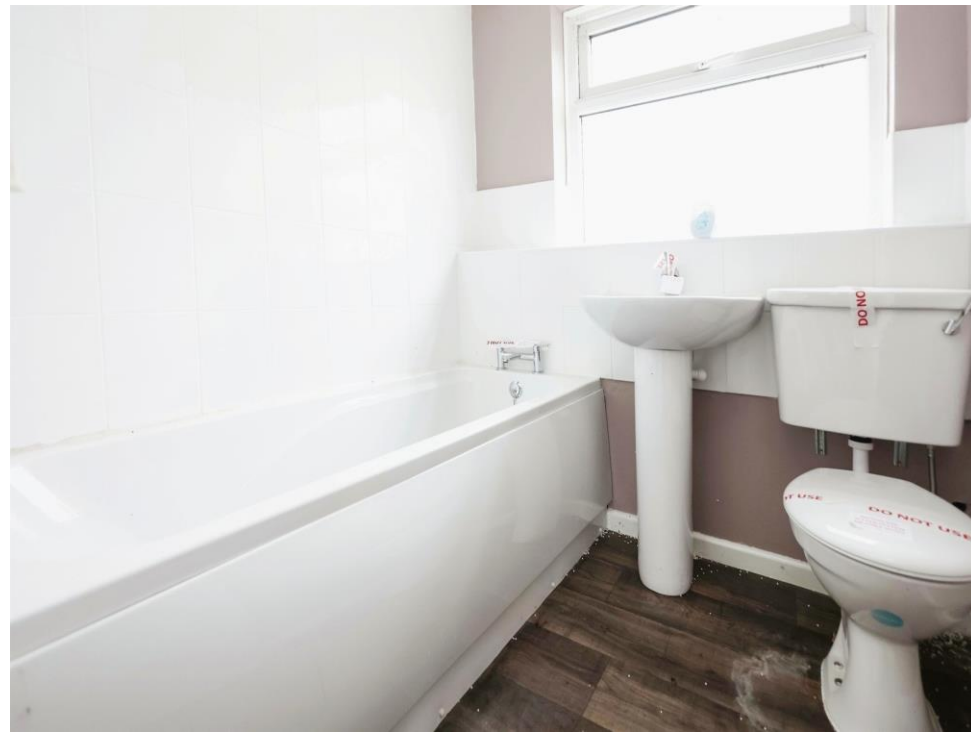
13' 6" x 10' 9" ( 4.11m x 3.28m )

Ceiling light point, electric wall heater, double glazed window.

### Bathroom

Ceiling light point, pedestal sink with mixer tap, low flush w.c, panelled bath with shower overhead, frosted double glazed window, extractor fan, partially tiled.









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: E**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1981. 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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