



**Connells**

Manorhouse Close  
Walsall





## Property Description

Connells are pleased to present this two bedroom ground floor apartment situated in a popular residential area. Benefiting from allocated parking, the property is in close proximity to Bescot train station and Walsall town centre. In brief the property comprises of communal entrance, hall way, open plan lounge/kitchen, two double bedrooms and bathroom.

## Access Via

A communal entrance leading to front door to;

## Entrance Hall

Having intercom system, storage cupboard, radiator and doors to;

## Open Plan Kitchen / Lounge

17' 2" max x 14' 10" max ( 5.23m max x 4.52m max )

Fitted kitchen having double glazed windows to side, wall and base units with work surfaces over, one and half bowl stainless steel sink drainer, electric oven , electric hob with cooker hood over, plumbing for washing machine, space for fridge freezer, radiator, tiling and french doors to rear garden

## Bedroom One

15' max x 11' max ( 4.57m max x 3.35m max )

Having double glazed window to rear, fitted wardrobes and radiator.

## Bedroom Two

10' 10" max x 8' 2" max ( 3.30m max x 2.49m max )

Having double glazed window to the rear and radiator.

## Bathroom

Having walk in shower cubicle, wash hand basin, wc, extractor fan, shaver point and complimentary tiling.

## Outside

To the front of the property is an allocated parking space.

To the rear of the property is a blocked pave courtyard.

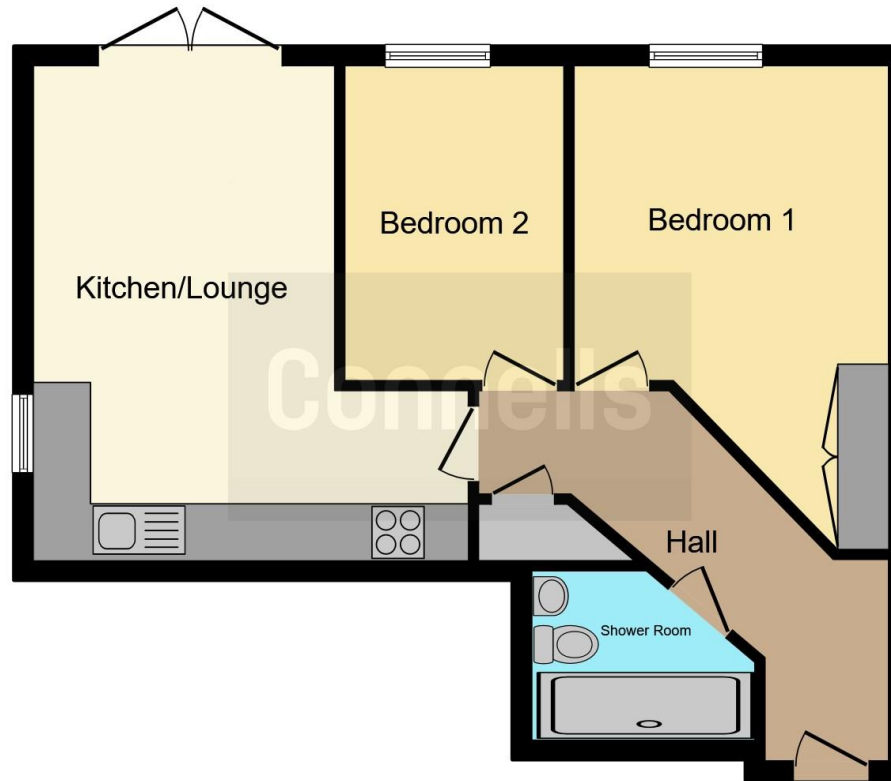












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

**T 01922 721 000**  
**E [walsall@connells.co.uk](mailto:walsall@connells.co.uk)**

57-59 Bridge Street  
WALSALL WS1 1JQ

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WSL316888](http://connells.co.uk/Property/WSL316888)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WSL316888 - 0003