



Connells

Cavendish Gardens
Walsall



Property Description

Offering an ideal investment opportunity with tenants currently in situ, this two bedroom second floor flat briefly comprises of secure intercom entry system, entrance hall, lounge, fitted kitchen, bathroom and communal parking. The property is conveniently located within easy reach of transport links and local amenities.

Access Via

Secure intercom entry system with door opening into communal hallway and stairs rising to all floors.

Entrance Hall

Having three storage cupboards (one housing GCH boiler), intercom telephone, radiator and doors to:

Lounge

15' 7" x 11' 8" (4.75m x 3.56m)

Having a double glazed window, radiator and serving hatch to kitchen.

Kitchen

Having a double glazed window, a range of fitted wall and base units with work-tops over, integrated oven and hob with cooker hood over, stainless steel sink and drainer, plumbing for washing machine, space for appliances, ceiling spotlights and radiator

Bathroom

Having a double glazed window, bath with shower over, low level wc, wash-hand basin, radiator and complementary tiling.

Bedroom One

11' 9" x 12' 7" max (3.58m x 3.84m max)

Having a double glazed window, storage cupboard and radiator.

Bedroom Two

14' 7" x 9' 10" (4.45m x 3.00m)

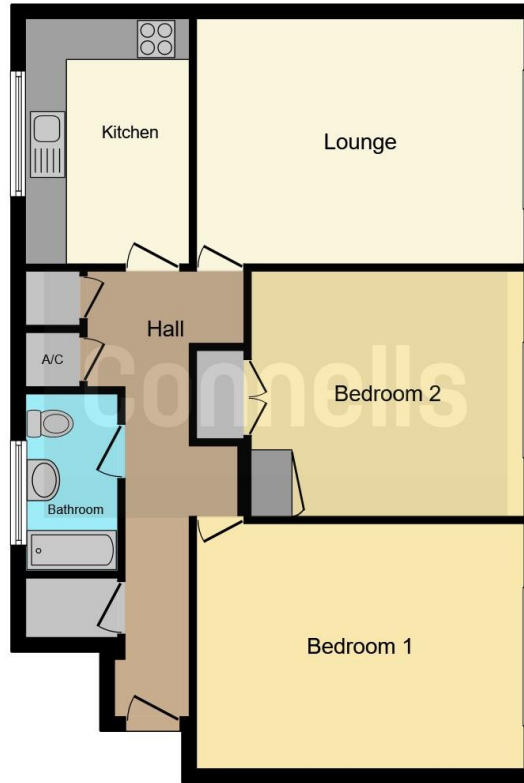
Having a double glazed window and radiator.

Outside

There is communal parking.







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

To view this property please contact Connells on

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57-59 Bridge Street
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WSL315440

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.

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