



Connells

Southbourne Avenue
Walsall



Property Description

A perfect opportunity for first time buyers or investors to purchase this modernised first floor flat benefiting from no upward chain and conveniently located close to local amenities, schools and transport links. The property offers spacious accommodation, has a newly fitted kitchen, bathroom, GCH boiler, re-fitted sockets, switches and light fittings and briefly comprises of entrance hall, lounge, fitted kitchen, bathroom, two bedrooms and rear garden.

Access Via

A composite door opening into:

Entrance Hall

Having stairs rising to first floor.

Landing

Having double glazed window to side, ceiling spotlights, radiator and doors to:

Lounge

15' into recess x 10' 10" (4.57m into recess x 3.30m)

Having a double glazed window to front and radiator.

Bedroom One

12' 6" x 10' 10" (3.81m x 3.30m)

Having a double glazed window to front and

radiator.

Bedroom Two

10' 11" x 10' 2" (3.33m x 3.10m)

Having a double glazed window to rear, storage cupboard and radiator.

Re-Fitted Kitchen

10' max x 9' 4" max (3.05m max x 2.84m max)

Having a double glazed window to rear, fitted wall and base units with work tops over, stainless steel sink drainer with mixer tap, integrated oven with hob, loft access point, storage cupboard, radiator and cupboard housing gch boiler.

Re-Fitted Bathroom

Having a double glazed window to side, bath with electric shower over, wash hand basin ,low level wc and heated towel rail

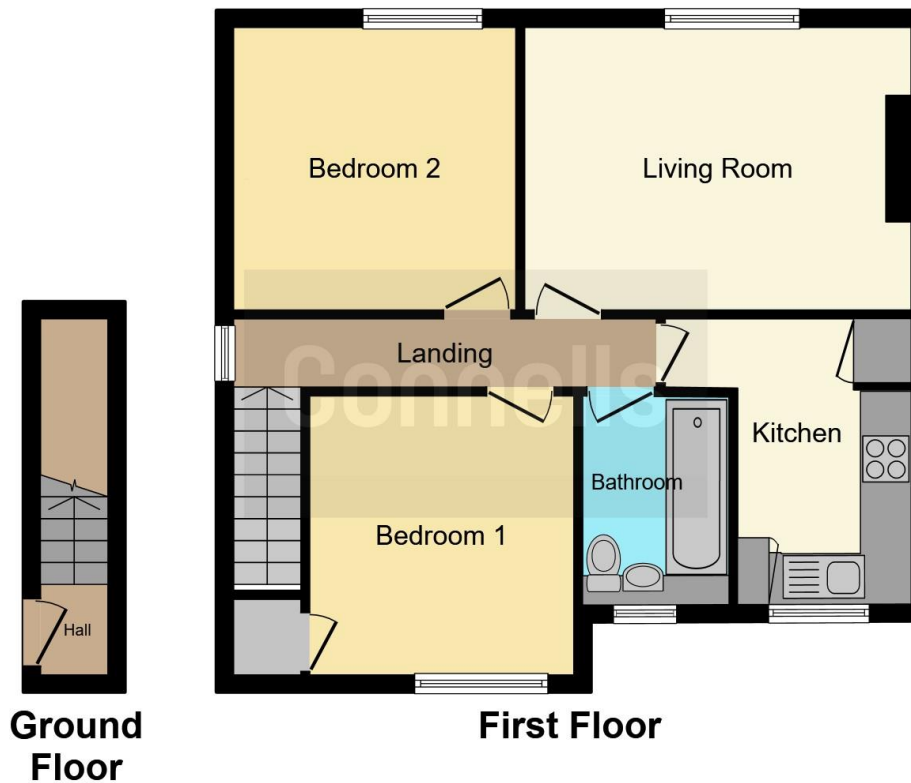
Outside

To the rear of the property is an enclosed garden









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/WSL317042

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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