



Connells

Parklands Gardens
Walsall



Property Description

Benefiting from No Upward Chain, this two bedroom first floor flat offers an ideal first time buyer or investment opportunity and is ideally situated close to Walsall Town Centre, local amenities and transport links. The property briefly comprises of secure intercom entry system, entrance hall, lounge, fitted kitchen, bathroom, communal off road parking and garage.

Access Via

Secure intercom entry system with door giving access to communal hallway and stairs leading to first floor.

Entrance Hall

Having storage cupboard, intercom telephone and doors to:

Lounge

13' 10" x 12' 10" nto recess (4.22m x 3.91m nto recess)

Having a window to the rear.

Fitted Kitchen

10' 9" x 7' 3" (3.28m x 2.21m)

Having a window to the rear, fitted wall and base units with work-tops over, integrated oven and hob with extractor over, plumbing for washing machine, sink and drainer with mixer tap and space for appliances.

Bathroom

Having bath with electric shower over, wash-hand basin and low level wc.

Bedroom One

11' 3" x 10' 3" (3.43m x 3.12m)

Having a window to the front and built-in wardrobe.

Bedroom Two

10' 9" x 8' 1" max (3.28m x 2.46m max)

Having a window to the front and built-in wardrobe.

Outside

There is communal parking, gardens and access to garage in a separate block.









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/WSL317056

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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