



Connells

Hayling Court Lichfield Road
Shelfield WALSALL



Property Description

Early inspection is advised to appreciate this beautifully presented ground floor apartment, ideal for first time buyers or investors and briefly comprising of secure intercom entry system, entrance hall, open plan lounge/fitted kitchen, bathroom, two double bedrooms, communal gardens and allocated parking space. The property is conveniently positioned within close proximity to local amenities, schools and transport links.

Access Via

Secure intercom entry system with door leading into communal hallway and further door to:

Entrance Hall

Having a double glazed window to the front, storage cupboard, radiator and doors to:

Bathroom

Having a double glazed window to the front, bath with shower over, wash-hand basin, low level wc, heated towel rail, extractor fan, complementary tiling and tiled floor.

Open Plan Lounge/Kitchen

18' 6" max x 17' 5" max (5.64m max x 5.31m max)

Having double glazed french doors to rear, radiator and laminate flooring.

Kitchen area having a range of fitted wall and base units with work-tops over, integrated induction hob and high level oven, integrated microwave, integrated fridge/freezer, sink with mixer tap, ceiling spotlights and storage cupboard having plumbing for washing machine.

Bedroom One

14' 6" x 9' 10" (4.42m x 3.00m)

Having a double glazed window to the front, built-in wardrobe and radiator.

Bedroom Two

9' 6" max x 9' 5" max (2.90m max x 2.87m max)

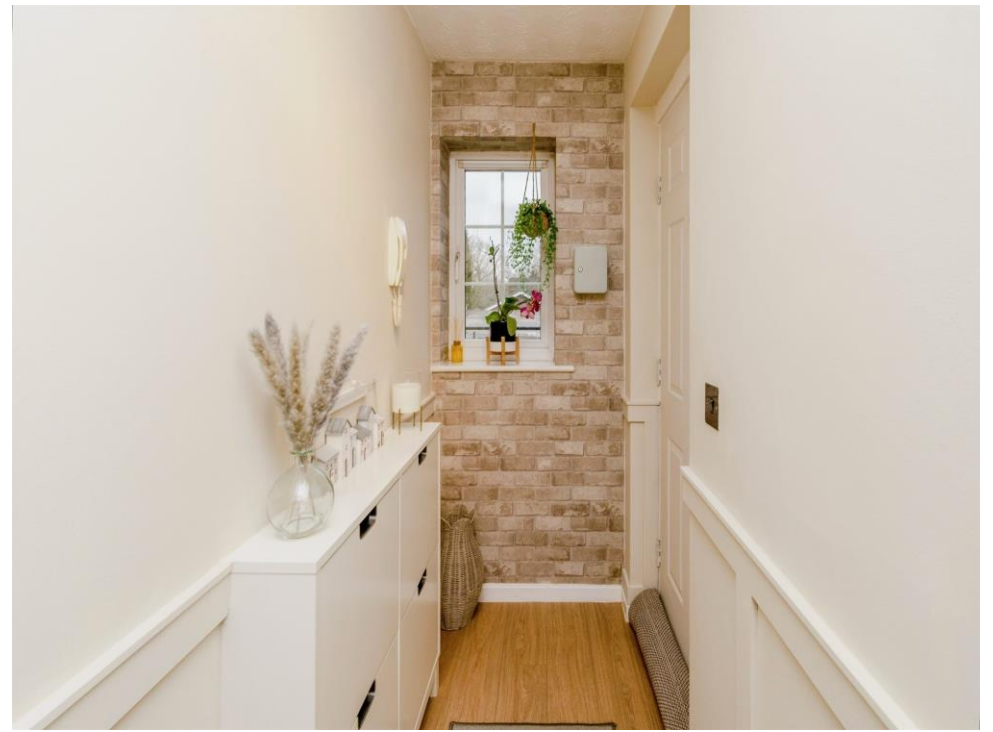
Having a double glazed window to the rear, built-in wardrobe and radiator.

Outside

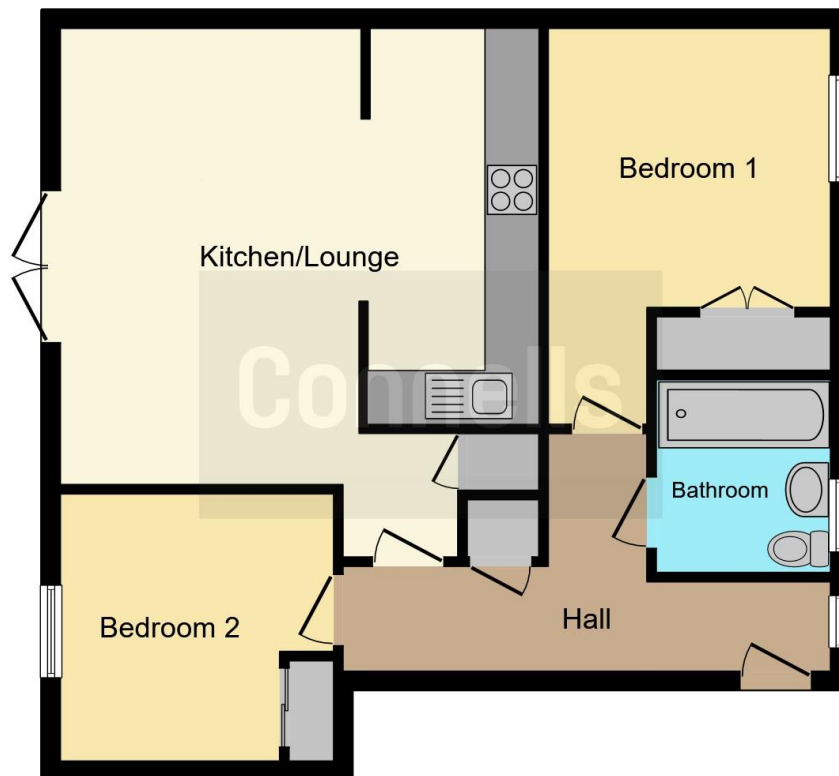
To the rear of the property are communal lawned areas.

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









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/WSL317562

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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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