



**Connells**

Windrush Close  
Walsall



### Property Description

A well presented two bedroom upper floor apartment having double glazing and storage heating (where specified), briefly comprises of communal entrance with intercom system, entrance hall, lounge, fitted kitchen with dining area, two bedrooms, bathroom/wc and two allocated parking spaces. Viewing highly recommended

### Access Via

Communal entrance with intercom system

### Entrance Hall

Having loft access, storage heater and doors into

### Lounge Area

Irregular Shaped Room 11' 5" x 11' 8" ( 3.48m x 3.56m)

Having double glazed window to the side, storage heater and opening into

### Dining Area

Irregular Shaped Room 7' 7" x 10' 2" ( 2.31m x 3.10m)

Having storage heater and opening into

### Kitchen

10' 2" x 6' 11" ( 3.10m x 2.11m )

Having double glazed window, a range of wall and base units, space for appliances, stainless steel sink and drainer.

### Bedroom One

8' 3" Max x 13' 8" Max ( 2.51m Max x 4.17m Max )

Having double glazed window, electric radiator, and storage cupboard

### Bedroom Two

11' 9" Max x 9' 7" Max ( 3.58m Max x 2.92m Max )

Having double glazed window and electric radiator

### Bathroom

Having bath with shower over, wc, hand wash basin and complimentary tiling

### Outside

Having two allocated parking spaces











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

Council Tax  
 Band: A

Service Charge:  
 1344.00

Ground Rent:  
 30.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WSL317537](http://connells.co.uk/Property/WSL317537)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jul 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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