



Connells

Bell Tower Close  
WALSALL





## Property Description

A fantastic opportunity for first time buyers or investors to purchase this well presented first floor apartment briefly comprising of secure intercom, open plan lounge/kitchen, two double bedrooms, bathroom and allocated parking space.

## Access Via

A secure intercom entry system opening into communal hallway with stairs rising to first floor and door to:

## Entrance Hall

Having intercom telephone, double glazed window to the front, two storage cupboards, radiator and doors to:

## Lounge/Kitchen

23' 4" max x 17' 7" max ( 7.11m max x 5.36m max )

Lounge area:

Having two double glazed windows to the rear and radiator.

Kitchen area:

Having a double glazed window to the front, a range of fitted wall and base units with work tops over, integrated oven and hob with extractor hood over, one and a half bowl sink and drainer with mixer taps, plumbing for washing machine, space for appliances, tiling to splash back and GCH boiler.

## Bedroom One

12' 1" x 9' 2" ( 3.68m x 2.79m )

Having a double glazed window to the rear, loft access point and radiator.

## Bedroom Two

9' 5" max x 8' 4" max ( 2.87m max x 2.54m max )

Having a double glazed window to the front, radiator and laminate flooring.

## Bathroom

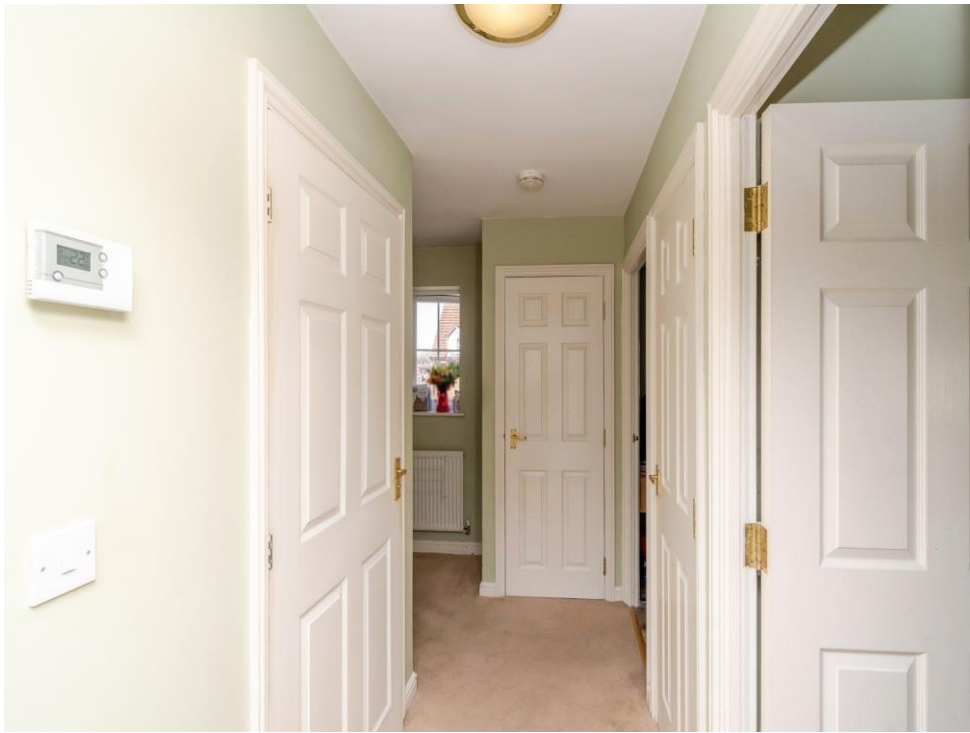
Having bath with shower over, wash hand basin, low level w.c, shaver point, complementary tiling, extractor fan and radiator.

## Outside

Having 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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WSL317724](http://connells.co.uk/Property/WSL317724)**

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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