



**Connells**

Windrush Close  
Walsall





## Property Description

An ideal opportunity for investors or first time buyers to purchase this well presented ground floor apartment conveniently situated close to local amenities and transport links. The property briefly comprises of secure intercom entry system, reception hall, lounge, re-fitted kitchen, two double bedrooms, re-fitted shower-room and allocated parking space.

## Access Via

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

## Entrance Hall

Having two storage cupboards, electric heater and doors to:

## Lounge

14' x 12' 11" ( 4.27m x 3.94m )

Having a double glazed window and electric heater.

## Re-Fitted Kitchen

Irregular Shaped Room 13' 2" x 8' 9" ( 4.01m x 2.67m)

Having a double glazed window, a range of fitted wall and base units with work-tops over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, integrated high level oven and hob with extractor over and space for appliances.

## Bedroom One

12' 10" max x 8' 10" max ( 3.91m max x 2.69m max )

Having a double glazed window and electric heater.

## Bedroom Two

Irregular Shaped Room 11' 8" x 12' 10" ( 3.56m x 3.91m)

Having a double glazed window and electric heater.

## Re-Fitted Shower Room

Having a double glazed window, walk-in shower cubicle, wash-hand basin, low level wc, extractor fan, electric heater and complementary tiling.

## Outside

There is an allocated parking space.



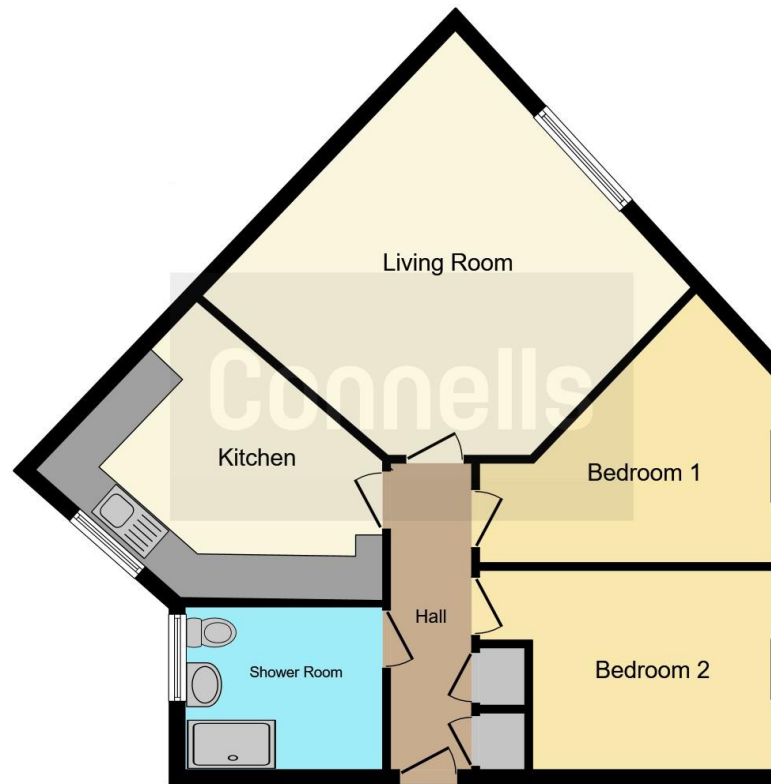












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](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: D

Council Tax  
 Band: B

Service Charge:  
 1600.00

Ground Rent:  
 60.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WSL317974](http://connells.co.uk/Property/WSL317974)**

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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Property Ref: WSL317974 - 0002