





### Property Description

A second floor two bedroom apartment with views over the canal and ideally situated for Walsall town centre and local transport links. The property briefly comprises of an open plan kitchen/lounge, master bedroom with en-suite, bathroom and allocated secure parking.

### Access Via

A communal front door with secure intercom entry system and stairs rising to second floor and further door leading to:

### Entrance Hall

Having a storage cupboard housing hot water tank, secure intercom entry system, electric heater and doors to:

### Open Plan Kitchen/Lounge

20' 9" max x 13' 7" max ( 6.32m max x 4.14m max )

Lounge area:

Having two double glazed windows to the side and electric heater.

Kitchen area:

Having a double glazed window to the rear, fitted kitchen with wall and base units and work tops over, one and a half bowl sink and drainer, oven and hob with cooker hood over, space for appliances, plumbing for washing machine and complementary tiling.

### Master Bedroom

10' x 15' 9" ( 3.05m x 4.80m )

Having double glazed windows to the rear and side, electric heater and door to:

### En-Suite

Having a double glazed window to the side, shower cubicle, wash hand basin, low level w.c and electric heater.

### Bedroom Two

8' 4" x 9' 11" ( 2.54m x 3.02m )

Having a double glazed window to the side and electric heater.

### Bathroom

Having a double glazed window to the side, bath, low level w.c, wash hand basin, low level w.c and heated towel rail.

### Outside

Having an allocated parking space with secure gated access.









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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57-59 Bridge Street  
 WALSALL WS1 1JQ

EPC Rating: C

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WSL318138](http://connells.co.uk/Property/WSL318138)**

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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