



**Connells**

Fordbrook Court Hatherton Road  
WALSALL



### Property Description

\*NO UPWARD CHAIN\* \*IDEAL INVESTMENT OPPORTUNITY\* A one bedroom ground floor apartment situated in Walsall town centre. Benefiting from resident permit parking, close to transport links and local amenities the property comprises of open plan kitchen/lounge and bathroom.\*CASH BUYERS ONLY\*

### Outside

To the outside of the property is resident permit parking.

### Access Via

A communal security door and further door leading to:

### Entrance Hall

Having secure intercom entry system, store cupboard housing hot water tank and doors to:

### Kitchen/Lounge

18' 7" x 9' 7" ( 5.66m x 2.92m )

Having rear double glazed windows, a range of wall and base units with work tops over, stainless steel single bowl sink and drainer, plumbing for washing machine, complementary tiling, storage heater

### Bedroom One

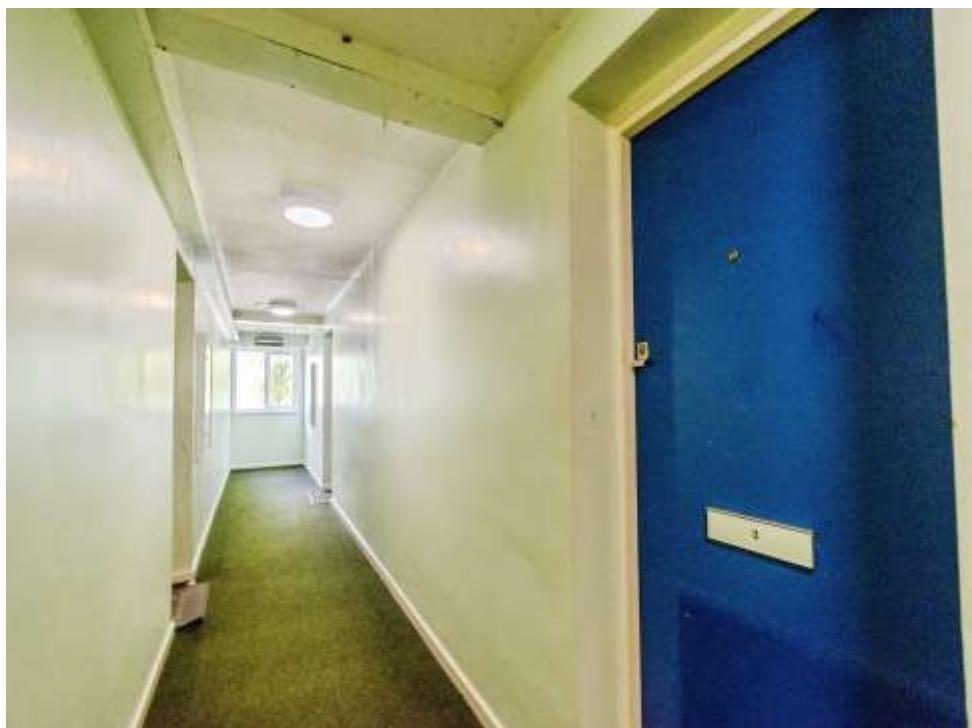
12' 9" x 8' 9" ( 3.89m x 2.67m )

Having a double glazed window, storage heater.

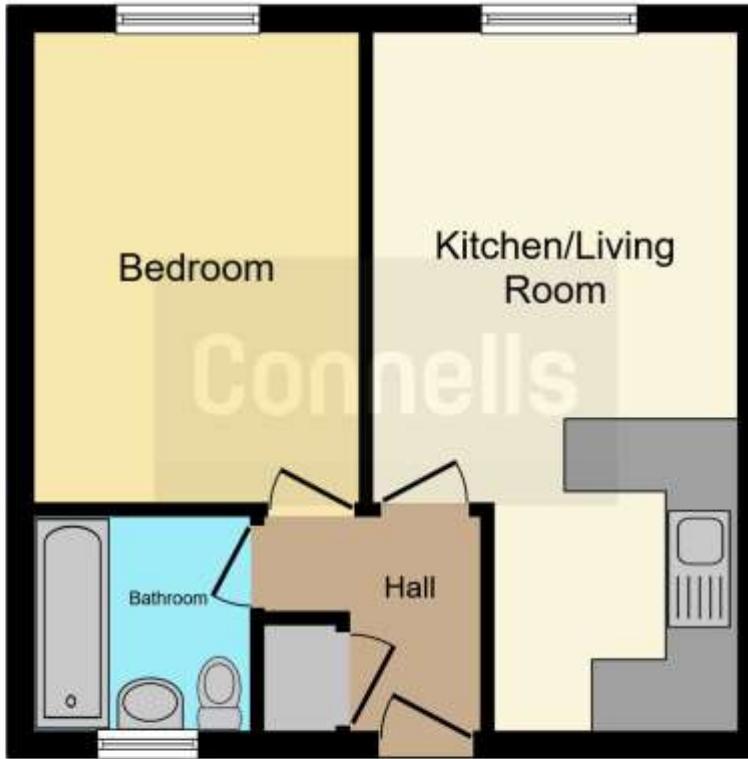
### Bathroom

Having a bath with shower over, wash hand basin, low level w.c, electric heated towel rail, extractor fan and complementary tiling.









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: E  
Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**[view this property online connells.co.uk/Property/WSL318095](http://www.connells.co.uk/Property/WSL318095)**

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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