



Mellish Park Mellish Road
Walsall WS4 2EB

for sale offers in the region of
£170,000



Property Description

A neatly presented first floor apartment benefiting from NO UPWARD CHAIN and situated within a well-regarded gated development. The property is conveniently positioned with easy access to town centre and transport links and in brief comprises of secure intercom entry, reception hall, living room, fitted kitchen, bathroom, two bedrooms and en-suite shower-room.

Access Via

Secure intercom entry system with door giving access to communal hallway and stairs rising to first floor.

Entrance Hall

Having storage cupboard housing water tank, intercom telephone and doors to:

Living Room

17' 3" x 10' 9" (5.26m x 3.28m)

Leading to kitchen, having double glazed french doors to front and radiator.

Fitted Kitchen

10' 1" x 8' 9" (3.07m x 2.67m)

Having a range of fitted wall and base units with work-tops over, one and a half bowl stainless steel sink and drainer, integrated oven and hob with extractor over, integrated fridge freezer, dishwasher and microwave, tiling to splash-backs and tiled floor.

Bedroom One

16' 9" x 8' 5" (5.11m x 2.57m)

Having double glazed french doors leading to Juliet balcony, radiator and door to:

En-Suite

Having walk-in shower cubicle, wash-hand basin, low level wc, heated towel rail, complementary tiling and tiled floor.

Bedroom Two

13' 7" x 8' 2" (4.14m x 2.49m)

Having double glazed window to the front and radiator.

Bathroom

Having bath with shower over, wash--hand basin, low level wc and heated towel rail.

Outside

Communal lawned garden areas and allocated parking.









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

To view this property please contact Connells on

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57-59 Bridge Street
 WALSALL WS1 1JQ

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 1350.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WSL318310

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. 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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