



**Connells**

Crown Lofts Marsh Street  
Walsall





### Property Description

\*SITUATED IN WALSALL TOWN CENTRE\*\*INTERNAL VIEWING HIGHLY RECOMMENDED\* This well presented studio apartment close to shops, bars, restaurants and local transport links in brief is comprised of secure intercom entry system, bathroom, open plan living accommodation.

### Access Via

A secure communal entrance with intercom system and stairs rising to

### Entrance Hall

Having intercom system, double glazed window to side and cupboard.

### Living Area

32' 11" x 15' 9" ( 10.03m x 4.80m )

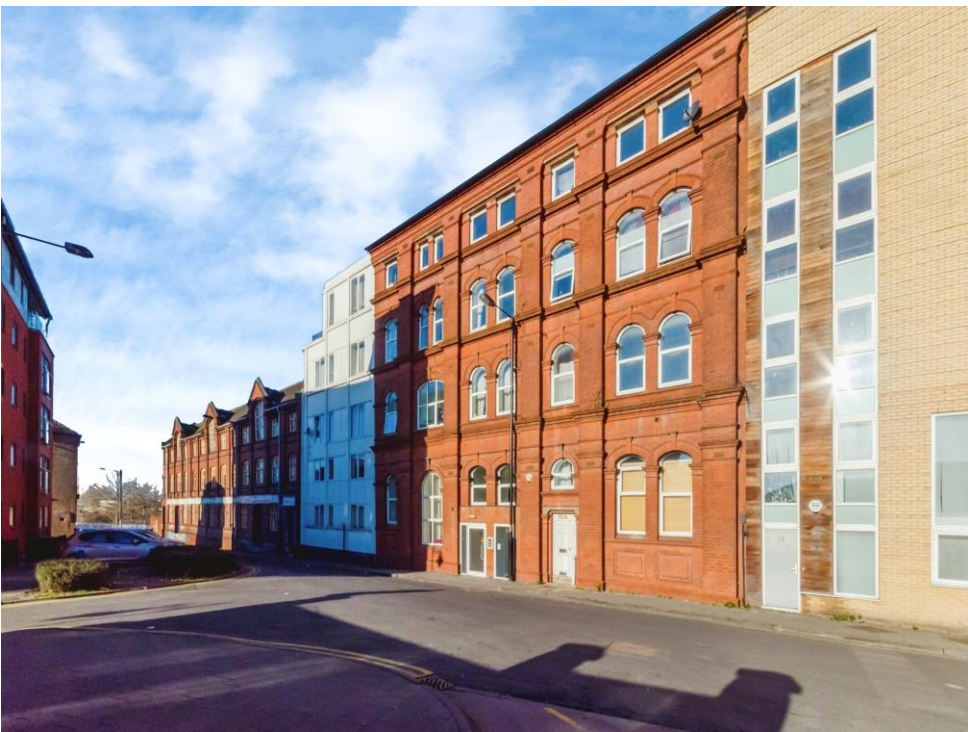
Having three double glazed window, three radiators, wall and base units with work surfaces over, stainless steel sink drainer, electric hob cooker and hood and space for appliances.

### Bathroom

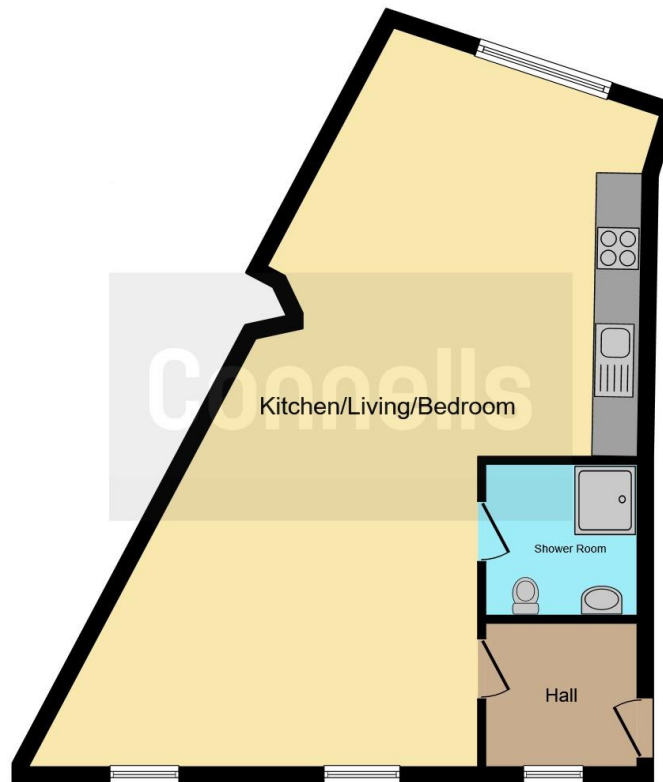
Having shower cubicle, wc, hand wash basin and extractor fan.











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: C

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 125.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WSL318375](http://connells.co.uk/Property/WSL318375)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2002. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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