





Property Description

Fantastic investment opportunity with tenants in situ ! Viewing is highly advised to appreciate this two bedroom second floor apartment situated in an ideal position for Walsall town centre and transport links. The property briefly comprises of kitchen, lounge, bathroom and secure intercom entry system.

Access Via

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Reception Hall

Having secure intercom entry system and doors to:

Fitted Kitchen

10' x 9' 11" (3.05m x 3.02m)

Having a double glazed rear window, range of wall and base units with work tops over, stainless steel sink, electric cooker and hob with chimney style extractor hood over, plumbing for washing machine, under cabinet lighting and complimentary tiling.

Lounge

15' max x 14' 7" (4.57m max x 4.45m)

Having double glazed patio door leading to

balcony, telephone and television points.

Bedroom One

20' 10" max x 13' 1" (6.35m max x 3.99m)

Having two double glazed side windows.

Bedroom Two

10' 6" x 10' 4" (3.20m x 3.15m)

Having a rear double glazed window, telephone and television points.

Bathroom

Having a shower cubicle with thermostatic shower, pedestal wash hand basin, low level w.c, extractor fan and complimentary tiling.



To view this property please contact Connells on

T 01922 721 000
E walsall@connells.co.uk

57-59 Bridge Street
WALSALL WS1 1JQ

EPC Rating: B

Tenure: Leasehold

view this property online [connells.co.uk/Property/WSL316560](https://www.connells.co.uk/Property/WSL316560)

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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