





Property Description

A fantastic investment or first time buyer opportunity to purchase this two bedroom second floor apartment situated in an ideal position in Walsall town centre, close to local amenities and transport links. The property briefly comprises of secure intercom entry system, fitted kitchen, lounge and bathroom.

Access Via

Secure intercom entry system, with stairs and lift providing access to all floors.

Reception Hall

Having intercom telephone 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

Council Tax
Band: C

Service Charge:
2600.00

Ground Rent:
125.00

Tenure: Leasehold

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

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WSL316560 - 0008