



**Connells**

Ashdown Grove  
Walsall



## Property Description

Connells are pleased to present this ground floor two bedroom apartment located within close proximity to Walsall town centre and all of the amenities this provides. Benefiting from no upward chain and allocated parking. In brief the property comprises of communal entrance, hallway, open plan lounge kitchen, master bedroom with ensuite, further bedroom, bathroom, communal gardens and allocated parking bay

## Access Via

A communal entrance leading into communal hallway with front door leading into:

## Entrance Hall

Having secure intercom entry radiator and doors to:

## Open Plan Lounge / Kitchen

18' x 10' 4" ( 5.49m x 3.15m )

Having double glazed window to the rear, fitted kitchen, range of wall and base units with work surfaces over, electric oven, gas hob with cooker hood over, space and plumbing for appliances, asterite one and a half bowl sink drainer, plinth heater and radiator

## Master Bedroom

16' max x 10' 8" into wardrobes ( 4.88m max x 3.25m into wardrobes )

Having double glazed windows to the rear, built in wardrobes, radiators and door to:

## Ensuite To Master

Having double glazed windows to the side, shower cubicle, wash hand basin, wc, radiator, extractor fan and complimentary tiling

## Bedroom Two

8' 6" max x 7' 10" max ( 2.59m max x 2.39m max )

Having double glazed window to rear and radiator

## Bathroom

Having bath, wc, wash hand basin, radiator, extractor fan, complimentary tiling and airing cupboard housing radiator

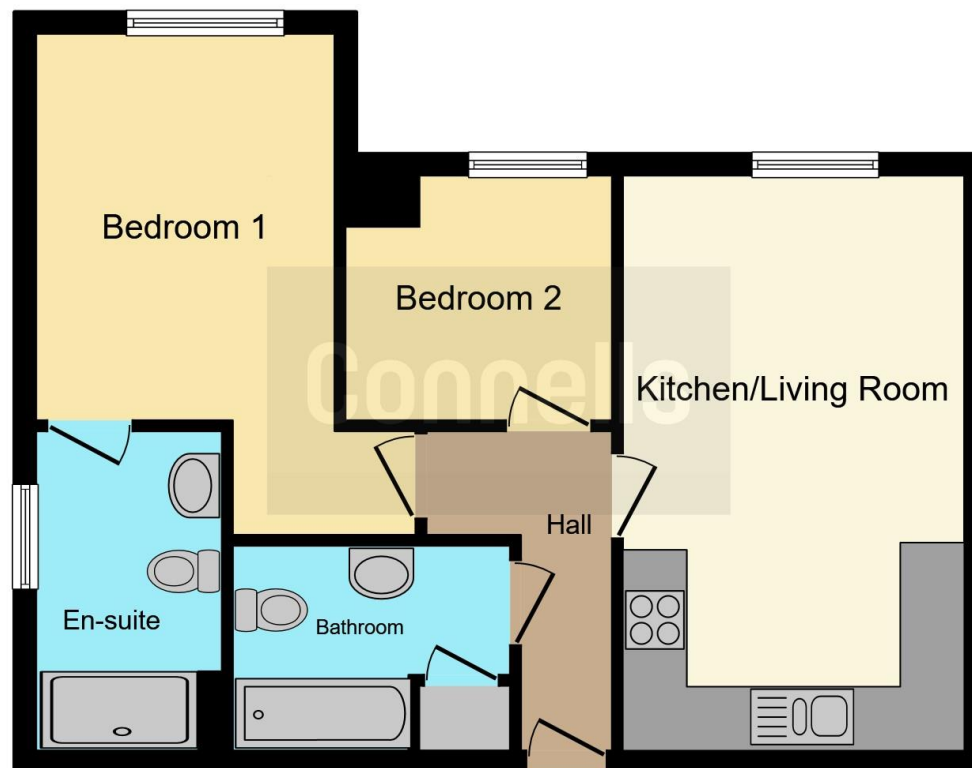
## Outside

Having communal gardens 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](http://www.focalagent.com)

To view this property please contact Connells on

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WALSALL WS1 1JQ

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WSL316846](http://connells.co.uk/Property/WSL316846)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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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Awaiting Photograph

Tenure: Leasehold



Property Ref: WSL316846 - 0003