

Road Map



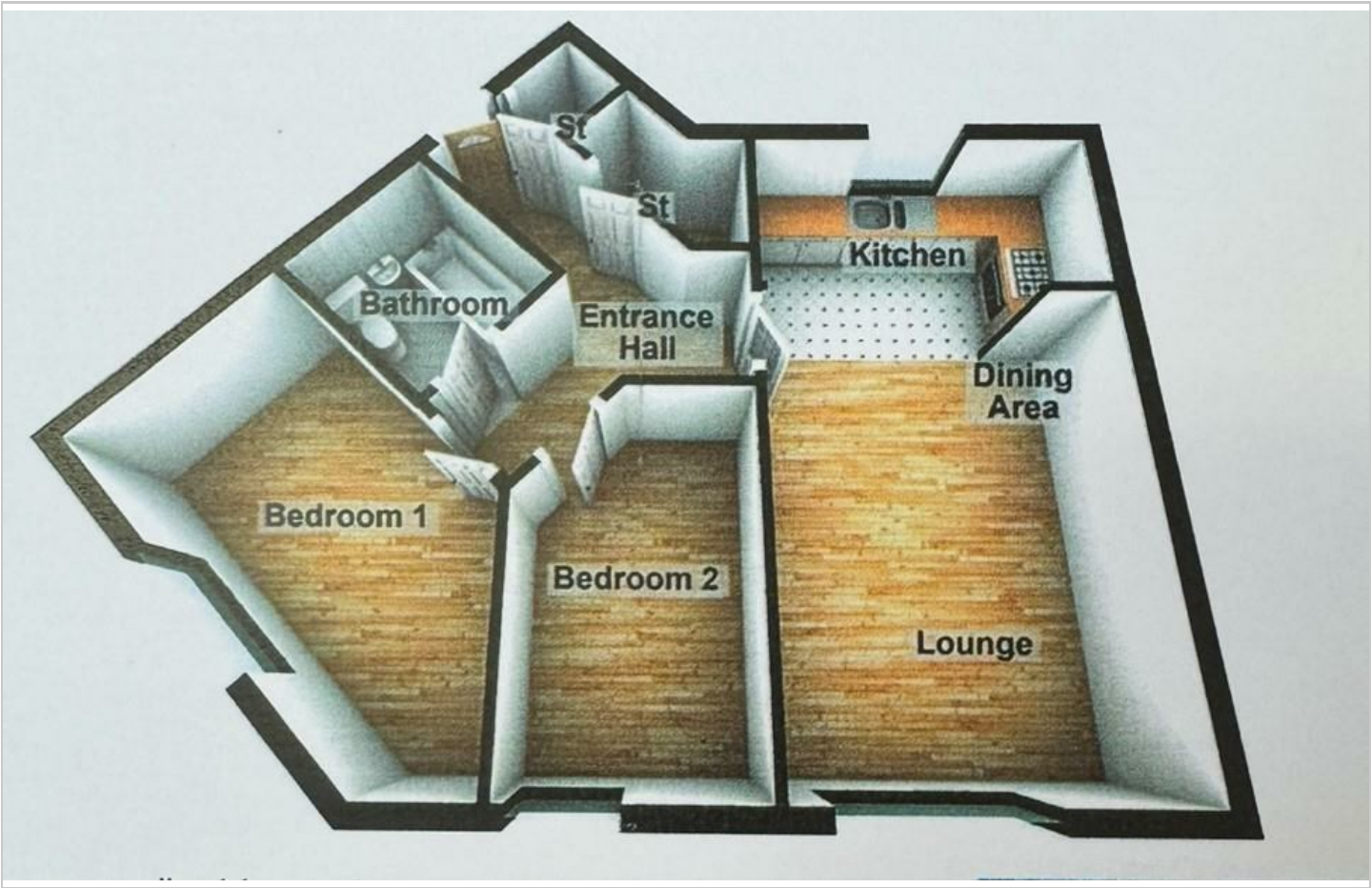
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



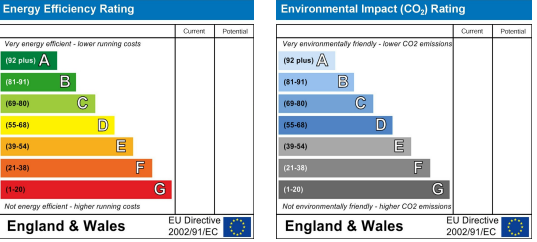
639 Bloxwich Road, Leamore, Walsall, West Midlands, WS3 2BQ

t. 01922 404446

e. sales@marrion.co.uk

www.marrion.co.uk

Energy Performance Graphs



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7 Bell Tower Close

Blakenall, Walsall WS3 3FB

Offers Over £100,000 Leasehold



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Nestled in the tranquil setting of Bell Tower Close, Blakenall, Walsall, this competitively priced purpose-built flat presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-designed layout, featuring a welcoming entrance hall that offers generous storage cupboards, ensuring that space is maximised throughout.

The open plan kitchen, living, and dining area is perfect for modern living, providing a versatile space for relaxation and entertaining. Natural light floods this area, creating a warm and inviting atmosphere. The flat comprises two excellent bedrooms, each offering a comfortable retreat, while the partly tiled bathroom/WC is both functional and stylish.

Gas central heating and PVCu double glazing ensure that the flat remains cosy and energy-efficient throughout the year. Residents will also appreciate the mature communal gardens, providing a lovely outdoor space to unwind and enjoy the surroundings.

With no onward chain, this property is ready for immediate occupation, making it an ideal choice for those looking to move swiftly. Don't miss the chance to make this charming flat your new home in a convenient and peaceful location.

The internal accommodation may be more fully detailed as follows;- (all measurements approximate)

ON THE FIRST FLOOR

AN ATTRACTIVE 'L' SHAPED ENTRANCE HALLWAY

With single panel radiator, two generously sized storage cupboards and doors radiating to the following;-

OPEN PLAN KITCHEN/LIVING AREA measuring

20'9" max x 10'11" (6.35m max x 3.35m)

The lounge area having a double panel radiator with thermostatic valve and PVCu double glazed window, having views over the adjoining Blakenall Parish Church and grounds. The kitchen area is comprehensively equipped in a range of gloss white base and wall units having contrasting roll topped work surfaces, incorporating a single drainer stainless steel sink unit with mixer tap, a Lamona four ring electric hob with extractor hood over and built in fan assisted electric oven beneath, plumbing connections for an automatic washing machine, space for a fridge/freezer, PVCu double glazed window to the rear overlooking the car park, ceramic tiling to splash back areas and vinyl flooring.

FRONT BEDROOM ONE measuring

8'4" max x 12'9" max (2.55m max x 3.9m max)

Having a single panel radiator with thermostatic valve and PVCu double glazed window to the front aspect.

FRONT BEDROOM TWO measuring

11'8" max x 7'7" (3.58m max x 2.33m)

Having a single panel radiator with thermostatic valve, PVCu double glazed window to the front aspect and access panel to the loft space.

PART TILED FAMILY BATHROOM/WC

Having a contemporary white suite comprised of panelled bath with gravity feed shower and glazed screen, pedestal wash hand basin, low level close coupled WC, single panel radiator with thermostatic valve and extractor fan.

OUTSIDE

Allocated and visitor parking together with well kept communal gardens.

GENERAL INFORMATION

LEASEHOLD: The property is subject to a long leasehold interest having an approximate unexpired term of 133 Years. (Lease was renewed in January 2008 with 150 years). The combined Ground Rent and Service Charge is currently £1517 per annum with an additional Buildings Insurance premium charge of £203 per annum.

COUNCIL TAX: We understand from www.voa.gov.uk that the property is listed under Council Tax Band A.

SERVICES: All mains services are assumed to be connected to the property.

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.

