



**Connells**

Crown Lofts Marsh Street  
Walsall



### Property Description

Viewing is highly recommended on this studio apartment in Walsall Town Centre with shops, bars, restaurants, local transport links and in brief is comprised of secure intercom entry system, shower room, open plan living accommodation.

### Open Plan Kitchen/ Lounge

26' 3" x 16' 9" ( 8.00m x 5.11m )

Lounge area:

Having two double glazed windows, double glazed door to balcony and radiator.

Kitchen area:

Having wall and base units with work tops over, stainless steel sink and drainer, integrated oven and hob with cooker hood over and plumbing for washing machine.

### Shower Room

Having a shower cubicle, wash hand basin, low level w.c, heated towel rail and complementary tiling.











Total floor area 42.3 m<sup>2</sup> (455 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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: D Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
125.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WSL318387](http://connells.co.uk/Property/WSL318387)**

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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