



Connells

The Heights Walsall Road
West Bromwich

The Heights Walsall Road West Bromwich B71 3AZ

for sale
£110,000



Property Description

Situated in a sought-after residential location, this spacious upper floor modern apartment offers generous accommodation and excellent transport connectivity, making it an ideal purchase for first-time buyers, small families or investors alike. Offered to the market with no upward chain, the property is ready for immediate occupation while also offering further scope for personalisation and enhancement, subject to any necessary consents.

The accommodation briefly comprises an entrance hallway, a bright and comfortable lounge and a spacious kitchen diner providing ample storage and fitted appliances. You have the benefit of two double bedrooms with ensuite to the master and a separate family bathroom. The elevated position of the property further enhances its attractive street presence.

Conveniently located within walking distance of Tame Bridge Train Station, Stone Cross High Street and West Bromwich Bus Station, the property offers excellent access to local amenities, schools and transport links, making commuting straightforward.

Early viewing is highly recommended to fully appreciate the size, potential and convenient location of this characterful home.

Entrance Hall

Accessed via a door from the communal hallway, the entrance hallway benefits from an intercom entry system, wall-mounted electric heater and a useful built-in storage

cupboard. The hallway provides access to the accommodation, with doors leading to:

Open Plan Lounge/Kitchen

Open-plan lounge/kitchen, featuring a Juliet balcony to the lounge area, together with a double-glazed window. The living area also benefits from a wall-mounted heater and provides ample space for both seating and dining furniture.

The kitchen is fitted with a range of modern wall and base units complemented by contrasting work surfaces and tiled splashbacks. Further benefiting from a stainless steel sink and drainer, integrated electric oven, hob and extractor hood and recessed spotlights to the ceiling complete this contemporary and sociable living space.

Bedroom One

Featuring a double glazed window and a wall mounter heater.

Bedroom Two

Featuring a double glazed window and a wall mounted heater.

Bathroom

A well-appointed bathroom fitted with a contemporary white suite comprising a panelled bath with shower and glazed screen,

low-level WC and wash hand basin set within a vanity unit providing useful storage. Complemented by attractive tiled walls, recessed ceiling spotlights and a heated towel rail, the bathroom offers a practical and stylish space with a modern finish throughout

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Agent Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks







Total floor area 62.2 m² (670 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



To view this property please contact Connells on

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3 Astle Park
 WEST BROMWICH B70 8NS

EPC Rating: B

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WBW311616

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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