





Property Description

A well-presented two-bedroom first-floor apartment, ideally situated within walking distance of Sandwell & Dudley Train Station and offering an excellent opportunity for first-time buyers and investors alike.

The accommodation briefly comprises a welcoming entrance hallway, a spacious lounge/diner, fitted kitchen, two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a separate family bathroom.

Externally, the property benefits from allocated parking, along with additional visitor parking bays.

The apartment is conveniently located within walking distance of Sandwell & Dudley Train Station, providing excellent rail connections and making it particularly attractive to commuters.

With a long lease and practical accommodation, this property represents an excellent opportunity for those looking to take their first step onto the property ladder or for investors seeking a potentially appealing buy-to-let opportunity.

Viewing is highly recommended to appreciate the accommodation and convenient location on offer.

Lounge Diner

16' 9" x 13' 5" (5.11m x 4.09m)

Kitchen

9' 6" x 6' 7" (2.90m x 2.01m)

Bedroom One

11' 2" x 10' 2" (3.40m x 3.10m)

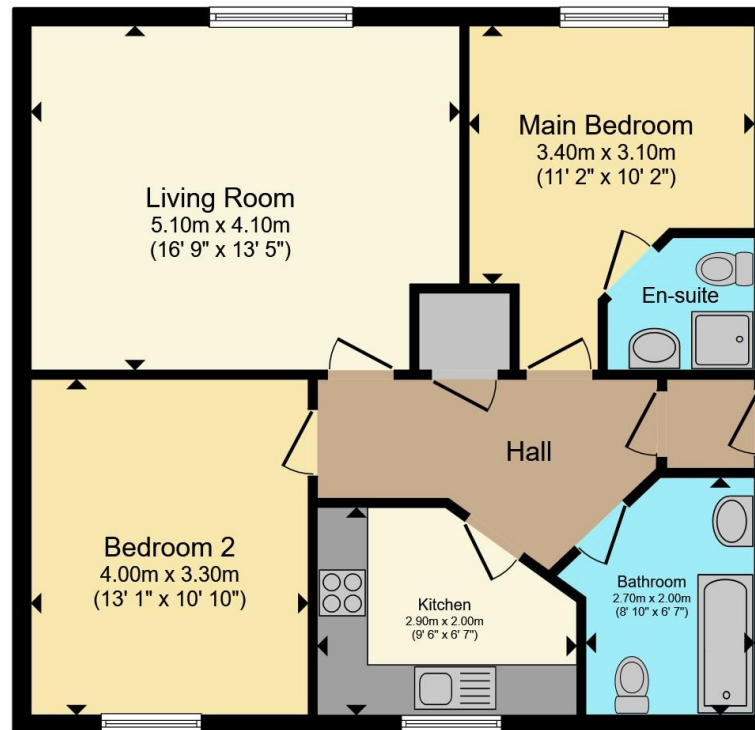
Bedroom Two

13' 1" x 10' 10" (3.99m x 3.30m)









Total floor area 70.5 m² (759 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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70-76 Birmingham Street
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EPC Rating:
Awaited

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/OLD313592

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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