



Connells

Shrubbery Close
Walsall



Property Description

Early inspection is highly advised to appreciate this beautifully presented two bedroom first floor apartment situated in a sought after location. With access to well-maintained landscaped gardens and a woodland walk within extensive grounds, this property enjoys a tranquil position in a gated development providing excellent access to transport links and local amenities. The property briefly comprises of secure intercom entry system, reception hall, lounge, dining area, fitted kitchen, bathroom and re-fitted en-suite to master bedroom,. There is also an allocated parking space along with several visitor spaces available.

Access Via

Secure intercom entry system and door leading into communal hallway with stairs rising to first floor.

Entrance Hall

Having intercom telephone, built in storage cupboard, radiator, laminate flooring and doors to:

Lounge

11' 10" x 12' 2" (3.61m x 3.71m)

Having a double glazed bay window to the front, radiator, laminate flooring and arch way to:

Dining Area

9' 10" x 7' 10" (3.00m x 2.39m)

Having a double glazed bay window to the side, built in storage cupboard, radiator, laminate flooring and archway to:

Fitted Kitchen

9' 10" x 7' 7" (3.00m x 2.31m)

Having double glazed windows to side and rear, fitted wall and base units with work tops over, stainless steel sink and drainer with mixer tap, integrated oven and hob with extractor hood over, integrated fridge, freezer and washer/dryer and tiling to splash backs.

Bedroom One

14' 1" x 11' 6" (4.29m x 3.51m)

Having a double glazed window to the rear, built in wardrobes, radiator, laminate flooring and door to:

Re-Fitted En-Suite

Having a walk in shower cubicle, pedestal hand wash basin, low level w.c, tiling to splash backs and radiator.

Bedroom Two

9' 10" x 8' 6" (3.00m x 2.59m)

Having a double glazed window to the front, radiator and laminate flooring.

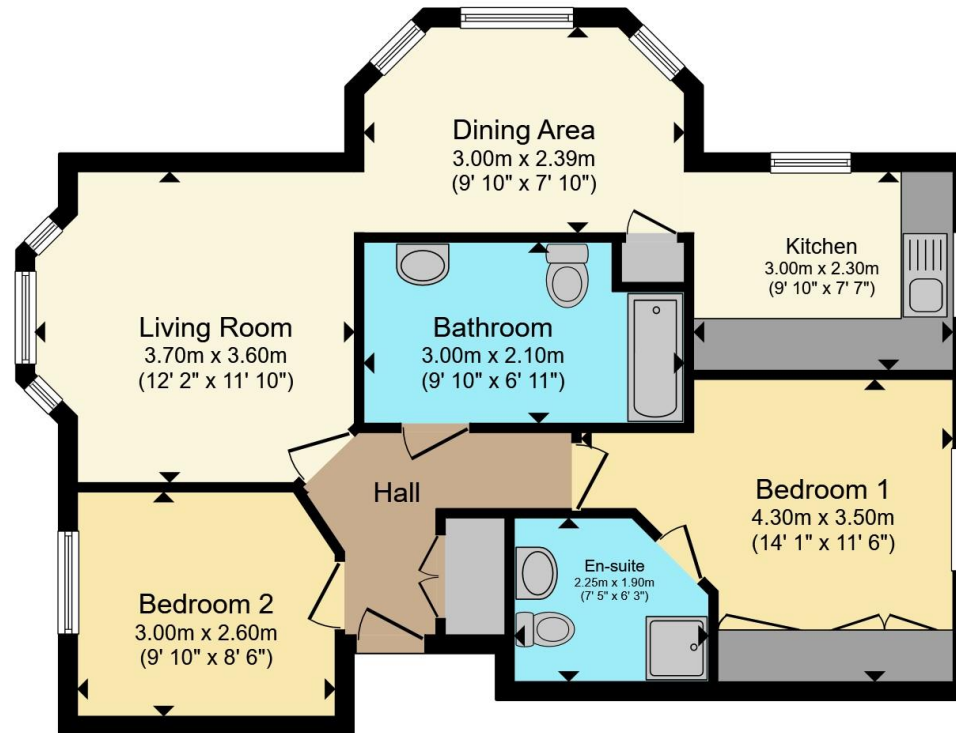
Outside

To the front of the property are well established and beautifully maintained communal garden areas, an allocated parking space along with ample visitor parking spaces.









Total floor area 66.3 m² (713 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

T 01922 721 000
E walsall@connells.co.uk

57-59 Bridge Street
 WALSALL WS1 1JQ

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge:
 13000.00

Ground Rent:
 120.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WSL318749

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2003. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WSL318749 - 0003