





## Property Description

A fantastic investment or first time buyer opportunity, viewing is highly recommended on this well maintained upper floor apartment conveniently situated close to local amenities, schools and transport links. The property has secure intercom entry and briefly comprises of entrance hall, open plan lounge/fitted kitchen, one double bedroom, bathroom and allocated parking space.

## Access Via

Secure intercom entry system with door leading in to communal hallway and stairs rising to upper floors.

## Entrance Hall

Having intercom telephone, radiator and doors to:

## Open Plan Lounge/Kitchen

### Lounge Area

15' 3" x 9' 9" ( 4.65m x 2.97m )

Having double glazed french doors to rear and two radiators.

### Kitchen Area

9' 8" x 6' ( 2.95m x 1.83m )

Having a double glazed window to the front, a range of fitted wall and base units with work-tops over, one and a half bowl sink and drainer with mixer tap, plumbing for washing

machine, space for appliances, integrated oven and hob with extractor over, GCH boiler and tiling to splash-backs.

## Bedroom

11' 4" x 7' 9" ( 3.45m x 2.36m )

Having a double glazed window to the rear and radiator.

## Bathroom

Having a double glazed window to the front, bath with shower over, low level wc, wash-hand basin, heated towel rail and storage cupboard with radiator.

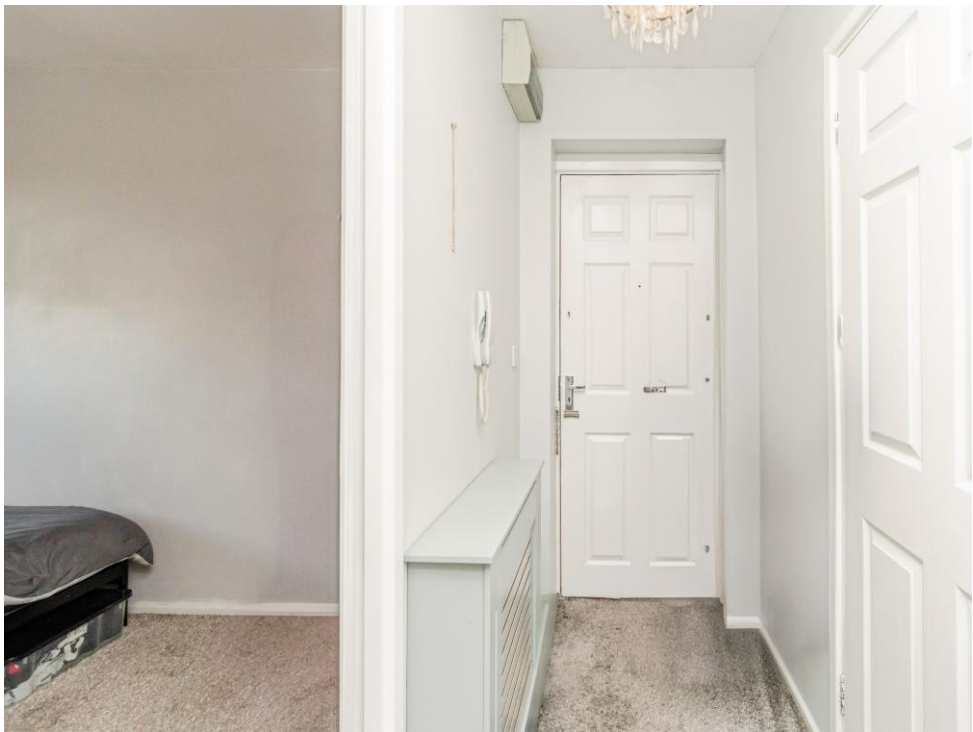
## Outside

To the rear of the property is an allocated parking space.

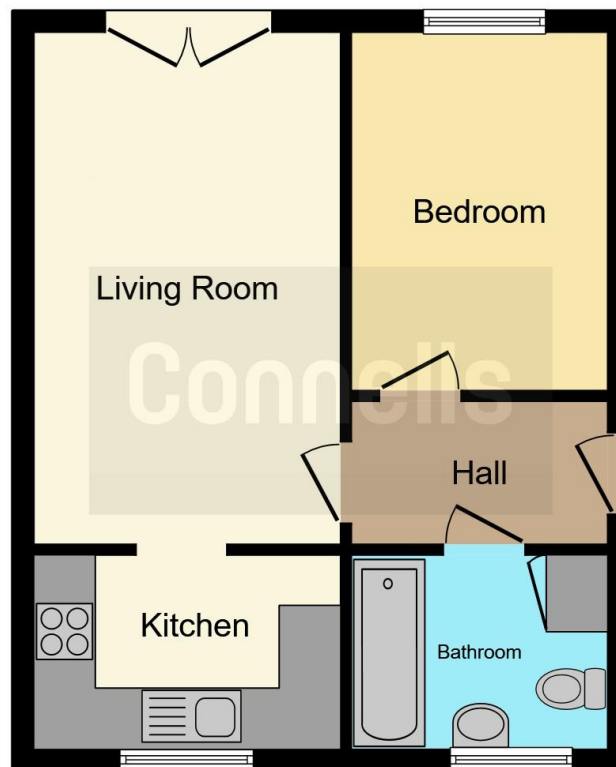
## Agents Note

The seller of this property is related to a Connells employee.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01922 721 000**  
**E [walsall@connells.co.uk](mailto:walsall@connells.co.uk)**

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

57-59 Bridge Street  
 WALSALL WS1 1JQ

EPC Rating: C    Council Tax Band: A    Service Charge: 1200.00    Ground Rent: 100.00    Tenure: Leasehold

**view this property online [connells.co.uk/Property/WSL317868](http://connells.co.uk/Property/WSL317868)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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.

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