



**Connells**

Claypit Lane  
West Bromwich



## Property Description

Located on the recently built Golden Park development by Kier Homes this apartment still has several years remaining on the NHBC warranty. Also holding a lease of approximately 116 years, this would make a fantastic rental property with others in the building being rented at £900pcm, Local shops and parks are nearby along with the amenities of West Bromwich Town Centre being approx 0.5 miles away. Buyers can expect to see an entrance hallway accessed via a communal hallway, through lounge/diner, modern fitted kitchen with some integral appliances, two double bedrooms with an en-suite to the master, family bathroom, outside space in the form of a balcony and one allocated parking space.

## Entrance Hall

Entrance via a door from the communal hallway, storage cupboard and doors to;

## Lounge/Diner

Featuring both a double glazed window to the side, Juliet balcony and a central heated radiator.

## Kitchen

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, integrated oven and hob, cooker hood, space and plumbing for washing machine, space for

freestanding fridge freezer and a double glazed window to the side.

## Bedroom One

Double glazed window to the side and door to the en-suite.

## Ensuite

Featuring a fitted shower cubicle, wash hand basin, WC, chrome heated towel rail and tiling to splash prone areas.

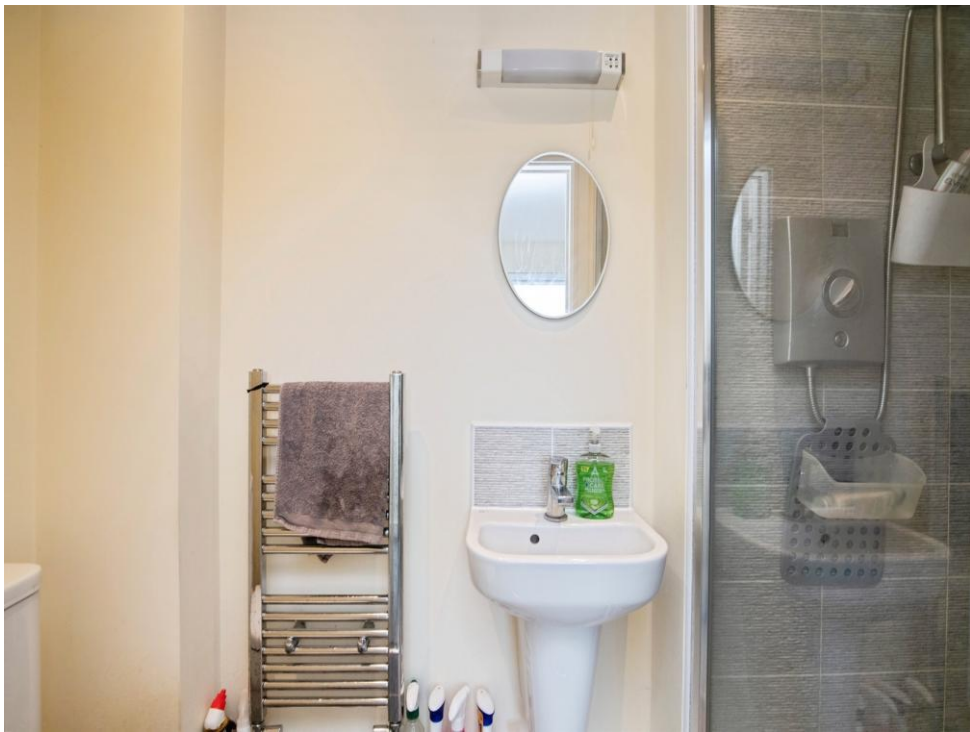
## Bedroom Two

Double glazed window to the side.

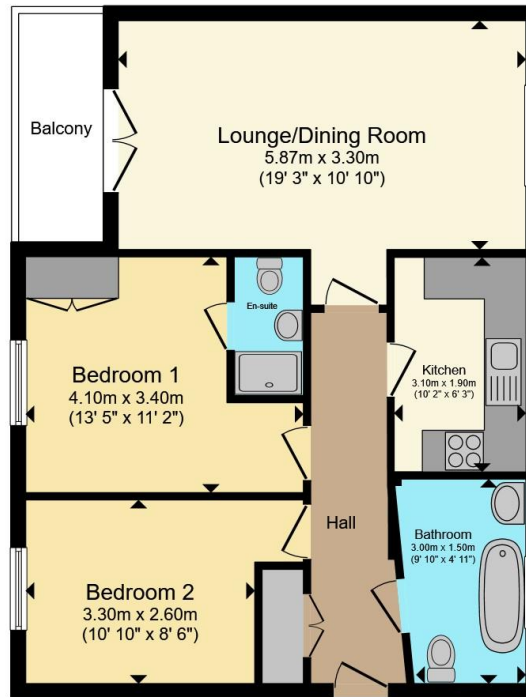
## Bathroom

Featuring a fitted panel bath, wash hand basin, WC, tiling to splash prone areas and a double glazed window to the side.









**Floor Plan**

Total floor area 64.3 m<sup>2</sup> (692 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 0121 525 1177**  
**E [westbromwich@connells.co.uk](mailto:westbromwich@connells.co.uk)**

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/WBW311312](http://connells.co.uk/Property/WBW311312)**

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.

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WBW311312 - 0002