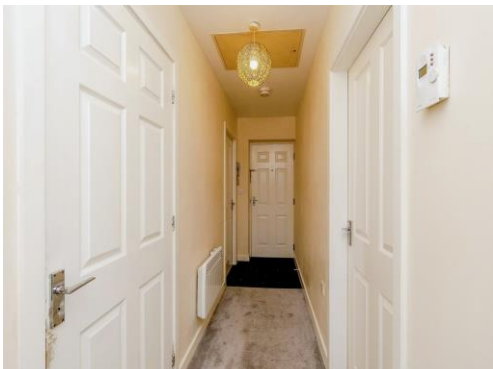




Connells

Thornbury Road  
WALSALL



## Property Description

Connells are pleased to bring to market this fantastic first time buyer/investor opportunity with this two bedroom upper floor flat situated near local amenities and transport links. Early inspection is advised and in brief the property comprises of communal entrance, hallway, lounge, two bedroom, fitted kitchen, bathroom and one allocated parking spot. There is no upward chain.

## Access Via

A communal entrance and stairs rising to front door leading to;

## Hallway

Having loft access, electric heater, secure intercom system, storage cupboard and doors to;

## Lounge

15' x 11' 10" ( 4.57m x 3.61m )

Having double glazed window to front and electric heater.

## Kitchen

9' 8" x 6' 4" ( 2.95m x 1.93m )

Fitted kitchen having double glazed window to rear, a range of wall and base units with work surfaces over, stainless steel sink/drainer, electric oven and hob with cooker hood over, space and plumbing for appliances and part tiling.

## Bedroom One

11' x 10' 2" ( 3.35m x 3.10m )

Having double glazed window to front and electric heater.

## Bedroom Two

10' 2" x 6' 10" ( 3.10m x 2.08m )

Having double glazed window to rear, electric heater and airing cupboard with hot water tank.

## Bathroom

Having double glazed window to rear, bath with shower over, wash hand basin, WC, heated towel radiator, shaver point, extractor fan and tiling.

## External

Having allocated parking bay, visitor parking and communal lawns.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: C Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**check out more properties at [connells.co.uk](http://connells.co.uk)**

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: WSL315388 - 0004