



**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 into the property via a door from the communal hall, storage cupboard and doors to;

## Lounge

Having a juliet balcony, double glazed window and a central heated radiator.

## Kitchen

Fitted kitchen comprising of a range of wall and base units, stainless steel sink and drainer, space for washing machine, integrated oven and hob, cooker hood, space for fridge freezer and a double glazed window.

## Bedroom One

Double glazed window, central heated radiator and a door to the ensuite.

## En Suite

Fitted shower cubicle, wash hand basin WC and a chrome heated towel rail.

## Bedroom Two

Double glazed window, central heated radiator and fitted wardrobes.

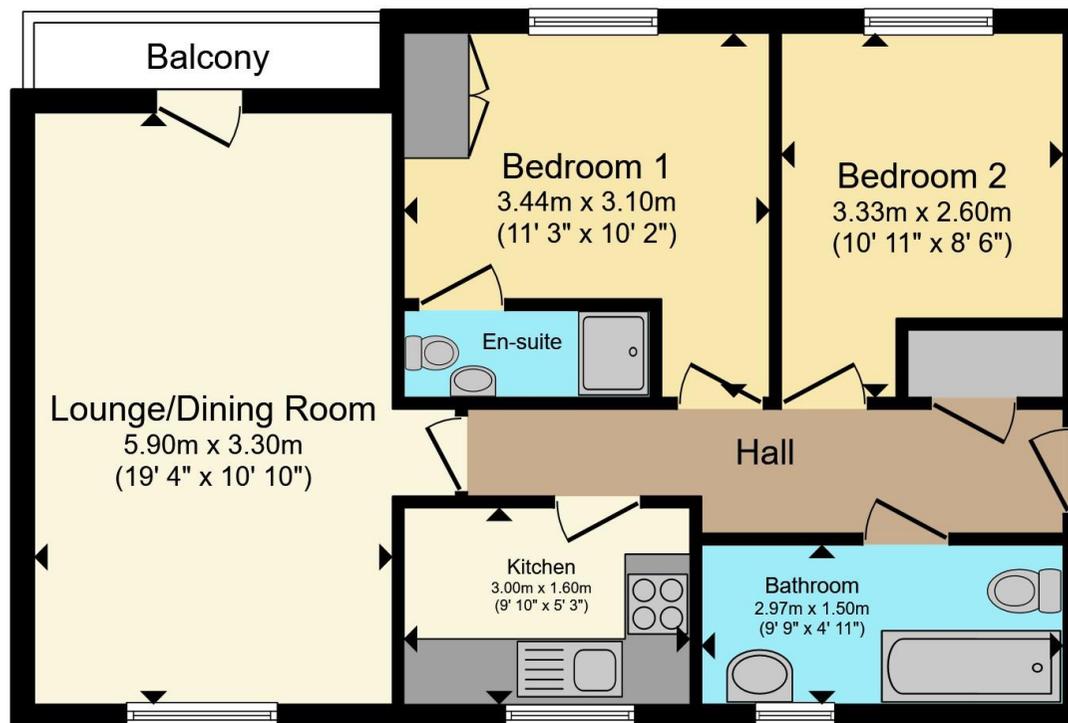
## Bathroom

Fitted panel bath with shower over, wash hand basin, low level WC, part tiled, extractor fan and a double glazed window.









Total floor area 55.6 m<sup>2</sup> (598 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

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3 Astle Park  
 WEST BROMWICH B70 8NS

EPC Rating: B Council Tax  
 Band: B

Service Charge:  
 2400.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WBW310877](http://connells.co.uk/Property/WBW310877)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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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