



Connells

Parkhouse Grove
Aldridge Walsall



Property Description

An immaculately presented two-bedroom apartment, ideally situated in a sought after residential development in the heart of Aldridge. Beautifully maintained throughout, this stylish home offers spacious and modern accommodation, making it an excellent choice for first time buyers, professionals, downsizers, or investors.

The property features a bright and welcoming living/dining room, a well-appointed fitted kitchen, two generous double bedrooms, with the master bedroom benefiting from an en-suite shower room, alongside a modern family bathroom.

Externally, the apartment enjoys the added convenience of an allocated parking space, with well kept communal grounds enhancing the overall appeal of the development.

Ideally located close to Aldridge village centre, the property offers easy access to a range of shops, cafes, schools and local amenities, together with excellent transport links to Walsall, Sutton Coldfield and surrounding areas.

Early viewing is highly recommended to fully appreciate the quality, presentation and excellent location this apartment has to offer.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Access Via

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

Entrance Hall

Having radiator, storage cupboards and doors to:

Open Plan Lounge/ Kitchen

24' 6" x 11' 5" (7.47m x 3.48m)

Kitchen area:

Fitted kitchen with wall and base units and work tops over, one and a half bowl stainless steel sink and drainer, integrated oven and hob with extractor hood over, plumbing for washing machine, boiler and complementary tiling.

Lounge:

Having a double glazed window to the rear and two radiators.

Bedroom One

15' 2" max x 8' 9" max (4.62m max x 2.67m max)

Having a double glazed window to the rear, fitted wardrobes, radiator and door to:

En-Suite

Having a shower cubicle, low level w.c, hand wash basin, radiator and complementary tiling.

Bedroom Two

8' 8" x 10' 4" (2.64m x 3.15m)

Having a double glazed window to the front and radiator.

Bathroom

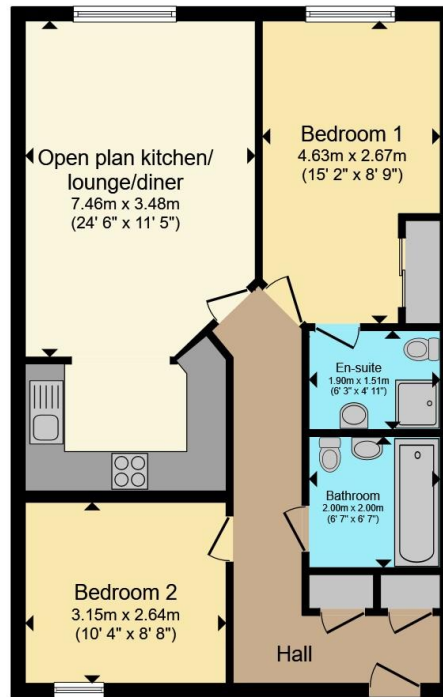
Having a bath, low level w.c, wash hand basin, complementary tiling and radiator.

Outside

Having an allocated parking space.







Floor Plan

Total floor area 63.6 m² (685 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: B

Council Tax
 Band: B

Service Charge:
 2218.06

Ground Rent:
 258.10

Tenure: Leasehold

view this property online connells.co.uk/Property/WSL318533

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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: WSL318533 - 0007