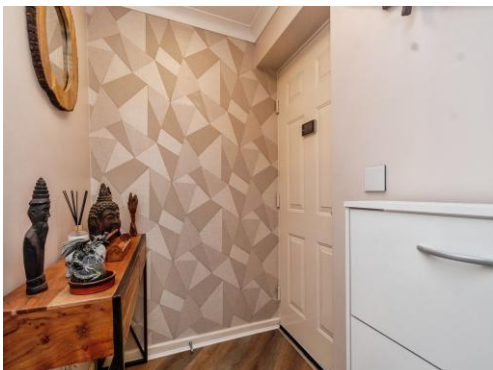
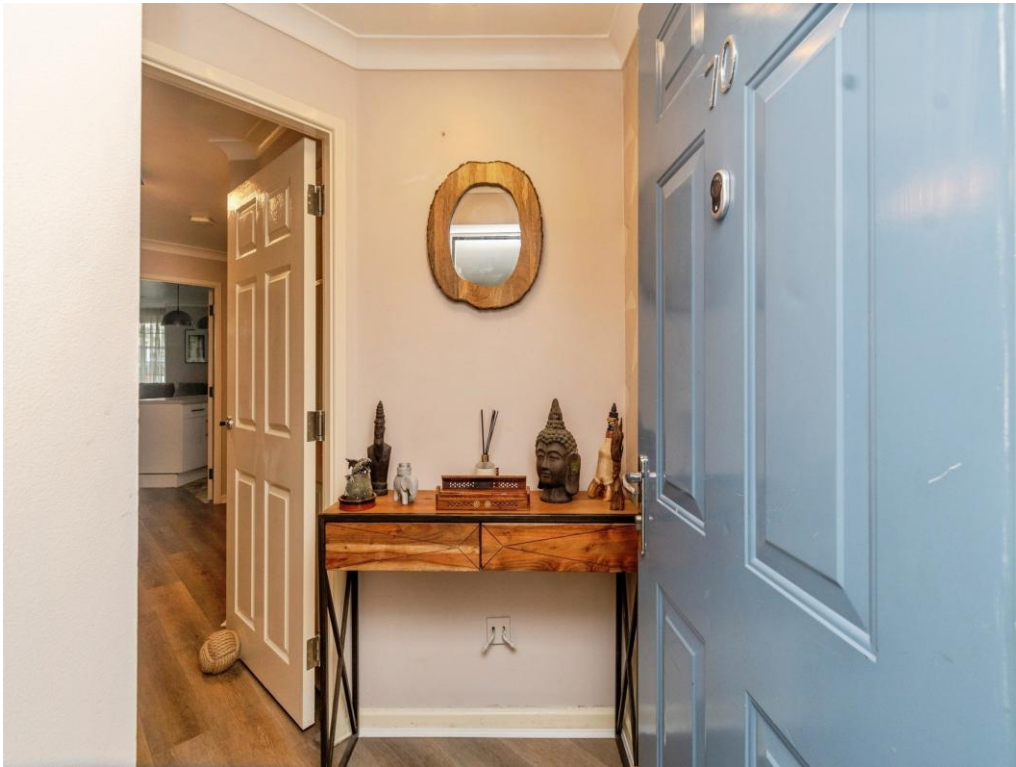




Connells

Manorhouse Close  
Walsall



### Property Description

Internal viewing is highly recommended to appreciate this immaculately presented two bedroom first floor apartment. The property benefits from en-suite to master bedroom, allocated parking space, close proximity to transport links and briefly comprises of entrance hall, open plan kitchen/lounge, bathroom and allocated parking space.

### Access Via

A communal entrance with stairs to first floor and further door to:

### Entrance Hall

Having secure intercom entry system, radiator and doors to:

### Open Plan Kitchen/ Lounge

Having three double glazed windows, juliet balcony, fitted kitchen with wall and base units and work tops over, sink and drainer, oven and hob with cooker hood over, space for appliances, boiler cupboard, spotlights and radiator.

### Bedroom One

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

### En-Suite

Having a shower cubicle, low level w.c, wash hand basin, heated towel rail and spotlights.

### Bedroom Two

Having a double glazed window, fitted wardrobes and radiator.

### Bathroom

Having a double glazed window, bath with shower over, low level w.c, hand wash basin and heated towel rail.

### Outside

Having an allocated parking space.









Total floor area 61.8 m<sup>2</sup> (665 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 01922 721 000**  
**E [walsall@connells.co.uk](mailto:walsall@connells.co.uk)**

57-59 Bridge Street  
 WALSALL WS1 1JQ

EPC Rating: B

Council Tax  
 Band: B

Service Charge:  
 1126.00

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WSL318832](http://connells.co.uk/Property/WSL318832)**

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.

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Property Ref: WSL318832 - 0002