



**Connells**

The Heights Walsall Road  
West Bromwich



## Property Description

Situated in a sought-after residential location, this spacious upper floor modern apartment offers generous accommodation and excellent transport connectivity, making it an ideal purchase for first-time buyers, small families or investors alike. Offered to the market with no upward chain, the property is ready for immediate occupation while also offering further scope for personalisation and enhancement, subject to any necessary consents.

The accommodation briefly comprises an entrance hallway, a bright and comfortable lounge and a spacious kitchen diner providing ample storage and fitted appliances. You have the benefit of two double bedrooms with ensuite to the master and a separate family bathroom. The elevated position of the property further enhances its attractive street presence.

Conveniently located within walking distance of Tame Bridge Train Station, Stone Cross High Street and West Bromwich Bus Station, the property offers excellent access to local amenities, schools and transport links, making commuting straightforward.

Early viewing is highly recommended to fully appreciate the size, potential and convenient location of this characterful home.

## Entrance Hall

Entrance into the property gained via a door from the communal hallway, the entrance hall features two storage cupboard and doors leading to;

## Open Plan Lounge/Kitchen

The kitchen area features a fully fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, stainless steel sink and drainer, integrated oven and hob, space and plumbing for washing machine and an integrated dishwasher. The lounge area features double glazed doors to the juliet balcony and a wall mounted electric heater.

## Bedroom One

Featuring a double glazed window to the front, wall mounted electric heater and a door leading to the ensuite.

## Ensuite

Fitted shower cubicle, wash hand basin, WC, extractor fan and tiling to splash prone areas.

## Bedroom Two

Featuring a double glazed window to the rear and a wall mounted electric heater.

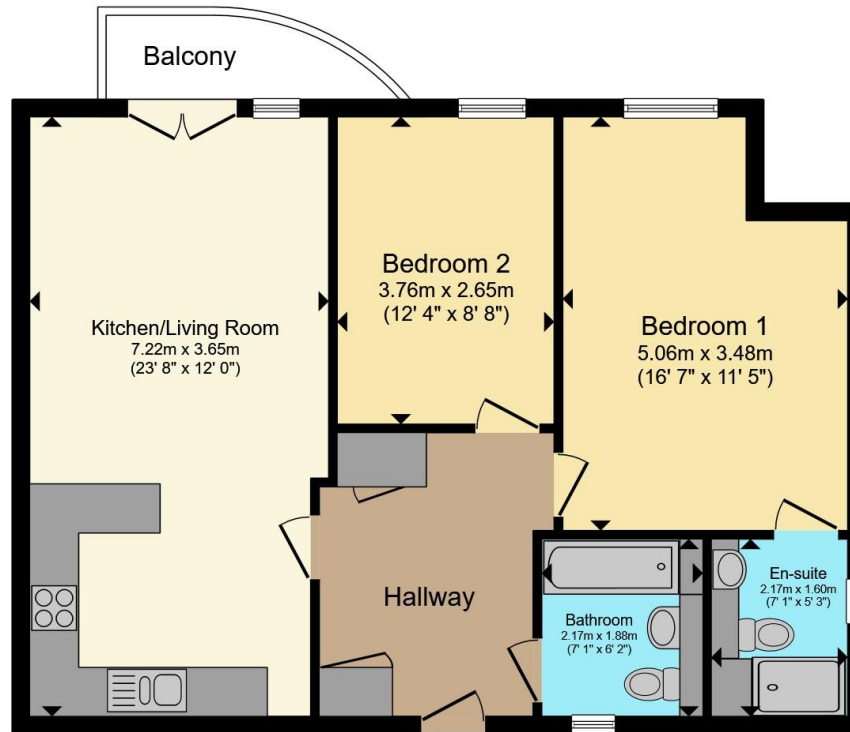
## Bathroom

Fitted panel bath, wash hand basin, low level WC, extractor fan and tiling to splash prone areas.









Total floor area 71.6 m<sup>2</sup> (771 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: C Council Tax Band: B

Service Charge: 1900.00

Ground Rent: 460.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WBW311465](http://connells.co.uk/Property/WBW311465)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. 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](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: WBW311465 - 0002