



Connells

Monkgate Drive
West Bromwich

Monkgate Drive West Bromwich B71 1NL

for sale offers over
£120,000



Property Description

Positioned less than half a mile from New Square Shopping Centre buyers couldn't ask for a more ideal location, especially if it's for ease and access to amenities that you're looking for. Being best suited to a first time buyer, someone looking to downsize, or even an investor, the property is relatively well maintained and would generate approx £10200 rental income annually at £850pcm. Parking is available to the side of the building and for anyone who drives, the Metro Station is just a few moments away with Black Lake Metro Station being within close proximity. Being an all electric property, landlords need not worry about that all important gas certificate for tenancies. The property briefly comprises of an entrance hallway with intercom system to gain entry into the building, a spacious lounge, fitted kitchen with some integral appliances, bathroom and two bedrooms.

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Entrance Hall

Access is gained via a door from the communal hallway, the entrance hallway benefits from a useful storage cupboard with doors leading to;

Kitchen

Fully fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, splash back tiling, space and plumbing for washing machine, space for freestanding fridge freezer, integrated oven and hob, fitted cooker hood and a double glazed window.

Lounge/Diner

Featuring a feature fire place and a double glazed window.

Bedroom One

Featuring two double glazed windows.

Bedroom Two

Featuring a double glazed window and a built in storage cupboard.

Bathroom

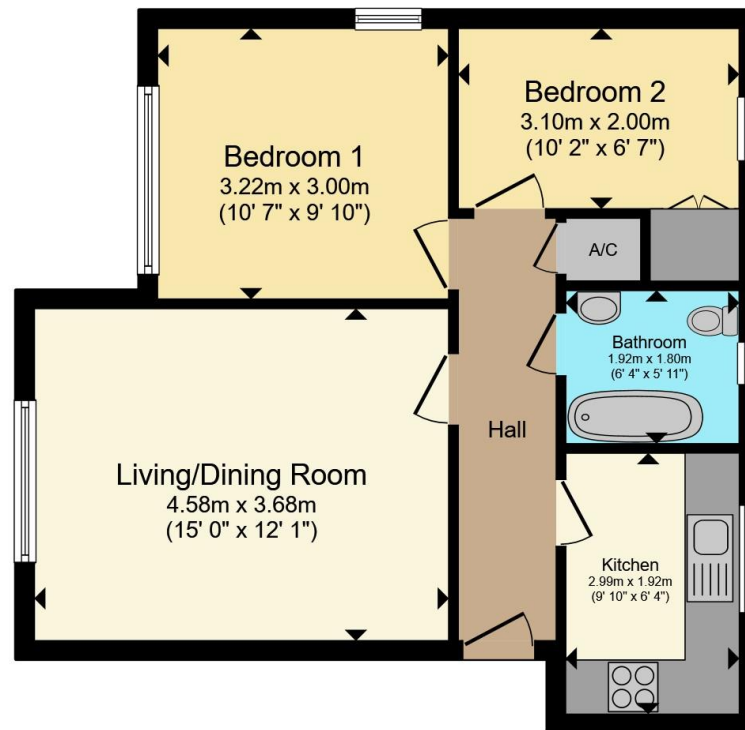
Fitted bathroom suite comprising of a fitted panel bath with shower over, wash hand basin, low level WC, tiling to splash prone areas and a double glazed window.

Agents Note

There is a easement on the title, please enquiry with branch.







Total floor area 50.1 m² (540 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

Connells

To view this property please contact Connells on

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3 Astle Park
 WEST BROMWICH B70 8NS

EPC Rating: D Council Tax
 Band: A

Service Charge:
 2100.00

Ground Rent:
 110.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WBW311554

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2004. 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.



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