



**Connells**

Binary Mews  
Walsall



### Property Description

Viewing is highly recommended to appreciate this well presented two bedroom apartment offering beautiful canal side views. The property offers an ideal first time buyer opportunity and briefly comprises of secure intercom entry system, reception hall, open plan lounge/fitted kitchen, two bedrooms, en-suite to master, fitted bathroom and garage.

### Access Via

A communal entrance with stairs to upper floors and door to:

### Entrance Hall

Having secure intercom entry system, two storage cupboards, radiator and doors to:

### Open Plan Kitchen/ Lounge

28' 9" x 10' 11" max ( 8.76m x 3.33m max )

Having two double glazed windows, fitted kitchen with wall and base units and work tops over, one and a half bowl stainless steel sink and drainer, plumbing for washing machine, oven and hob with cooker hood over, cupboard housing boiler, complementary tiling, double glazed french doors and three radiators.

### Master Bedroom

14' x 9' ( 4.27m x 2.74m )

Having a double glazed window, radiator and door to:

### En-Suite

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

### Bedroom Two

8' 10" x 8' 2" ( 2.69m x 2.49m )

Having a double glazed window and radiator.

### Bathroom

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

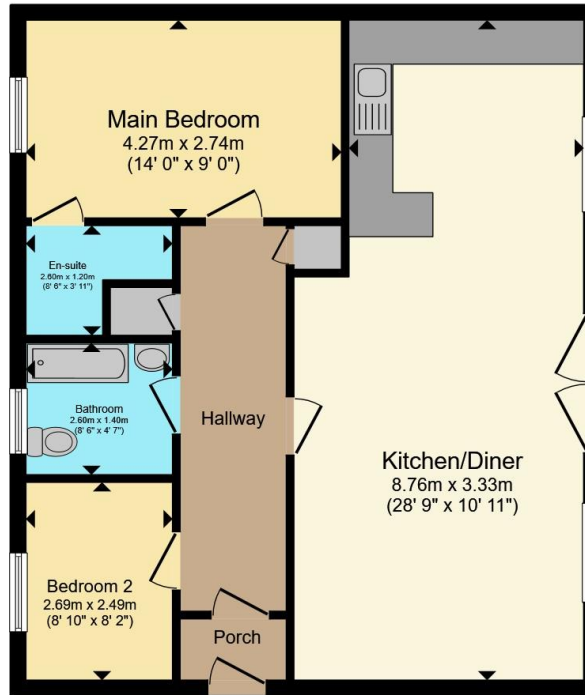
### Outside

Having visitors parking space and garage.









**Floor Plan**

Total floor area 68.4 m<sup>2</sup> (736 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: A

Service Charge: 1884.00

Ground Rent: 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WSL318453](http://connells.co.uk/Property/WSL318453)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. 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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