



**Connells**

Manorhouse Close  
Walsall



### Property Description

This well maintained upper floor two bedroom apartment presents a fantastic opportunity for first time buyers and investors alike. Ideally positioned within easy reach of excellent transport links, local amenities and commuter routes. The property is offered with no upward chain making for a smooth and hassle free purchase, internally the apartment boasts, secure intercom entry, a bright and spacious open plan lounge and fitted kitchen, two well proportioned bedrooms and a contemporary bathroom suite. Externally the property further benefits from allocated parking and communal surroundings. A superb turnkey home or buy to let investment-early viewing is highly recommended.

### Access Via

Secure intercom entry system with door opening into communal hallway and stairs rising to upper floors.

### Entrance Hall

Having radiator and further door to:

### Inner Hallway

Having loft access point, storage cupboard, intercom telephone, radiator and doors to:

### Open Plan Lounge/ Kitchen

Lounge area:

Having double glazed french doors to juliet balcony and radiator.

Kitchen area:

Having a range off fitted wall and base units with work tops over, integrated oven and hob with extractor hood over, stainless steel one and a half bowl sink and drainer with mixer taps, plumbing for washing machine, space for appliances and radiator.

### Bedroom One

Having a double glazed window, built in wardrobes and radiator.

### Bedroom Two

Having a double glazed window and radiator.

### Bathroom

Having bath with shower over, wash hand basin, low level w.c, complementary tiling and radiator.

### Outside

Having an allocated parking space.











Total floor area 62.9 m<sup>2</sup> (677 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

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**E [walsall@connells.co.uk](mailto:walsall@connells.co.uk)**

57-59 Bridge Street  
 WALSALL WS1 1JQ

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1296.00

Ground Rent:  
 816.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WSL318921](http://connells.co.uk/Property/WSL318921)**

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.

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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