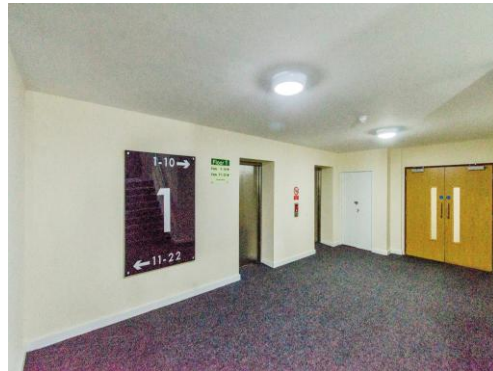
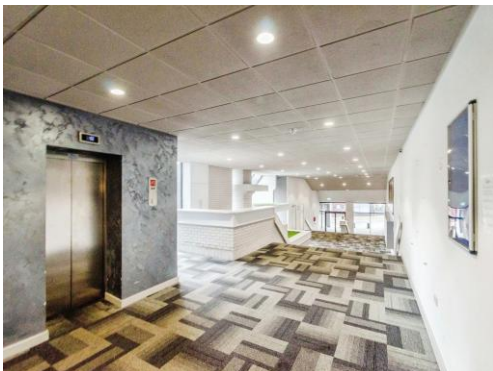




**Connells**

Tameway Plaza Bridge Street  
Walsall



### Property Description

Internal viewing is highly advised to appreciate this two bedroom first floor flat conveniently positioned for local amenities. The property is close to all local amenities, schools and transport links and briefly comprises of entrance hall, lounge, kitchen diner and bathroom.

### Access Via

A communal entrance with stairs leading to first floor and front door leading to:

### Entrance Hall

Having secure intercom entry system, electric heater, airing cupboard housing hot water tank and door leading to:

### Open Plan Kitchen Lounge Diner

23' 6" max x 18' 8" max ( 7.16m max x 5.69m max )

Fitted kitchen having double glazed windows to the rear, a range of wall and base units with work surfaces over, stainless steel sink drainer, a range of integrated appliances including fridge freezer, washing machine, electric oven, electric hob with cooker hood over, electric heaters, lounge and dining areas.

### Bedroom One

14' 8" x 12' 4" ( 4.47m x 3.76m )

Having double glazed window to the rear and electric heater

### Bedroom Two

12' 4" x 11' 8" ( 3.76m x 3.56m )

Having double glazed window to the rear and electric heater

### Bathroom

Having bath with shower over, vanity unit with inset sink, wc, electric heated towel radiator, shaver point, extractor fan and complimentary tiling

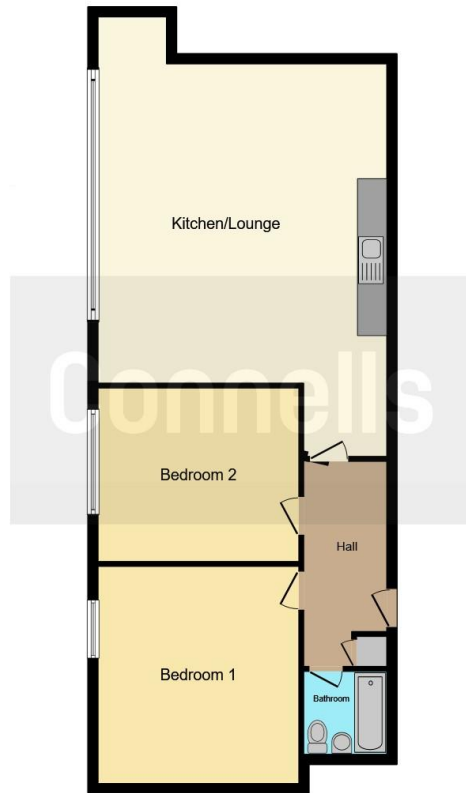
### Outside

Having an allocated parking spot









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.focalagent.com](http://www.focalagent.com)

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: D Council Tax  
Band: A

Service Charge:  
1400.00

Ground Rent:  
250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WSL316776](http://connells.co.uk/Property/WSL316776)**

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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