



Connells

Parklands Gardens  
Walsall



## Property Description

Offered for sale with NO ONWARD CHAIN, this well-presented two bedroom ground floor apartment presents an excellent opportunity for first time buyers, downsizers or investors alike. Set within a well-maintained development, the property benefits from secure intercom entry, providing peace of mind and controlled access.

Internally, the accommodation comprises a welcoming entrance leading into a spacious lounge, ideal for both relaxing and entertaining. The fitted kitchen offers a range of fitted wall and base units with space for appliances. There are two well-proportioned bedrooms, along with a bathroom finished with a standard three-piece suite.

Externally residents can enjoy the advantages of beautifully landscaped communal gardens, offering a pleasant green outlook and outdoor space.

The property is well positioned for access to a wide range of local amenities including shops, supermarkets, schools and health care facilities. Walsall town centre is within easy reach, offering a variety of retail, dining and leisure options as well as excellent transport links via bus and rail connecting to nearby towns and cities such as Birmingham and Wolverhampton.

## Access Via

Communal entrance to the front, with intercom entry

## Entrance Hall

Having two storage cupboards and doors leading to

## Lounge

11' 6" x 16' 5" ( 3.51m x 5.00m )

Having double glazed window and underfloor heating

## Kitchen

10' 6" x 7' 10" ( 3.20m x 2.39m )

Having double glazed window, wall and base units with worksurfaces over, space for appliances, stainless steel sink and drainer and integrated cooker hood.

## Bedroom One

11' 6" x 10' 2" ( 3.51m x 3.10m )

Having double glazed window, storage cupboard and underfloor heating

## Bedroom Two

11' 2" x 7' 10" ( 3.40m x 2.39m )

Having double glazed window and underfloor heating

## Bathroom

Having bath with shower over, wc and hand wash basin

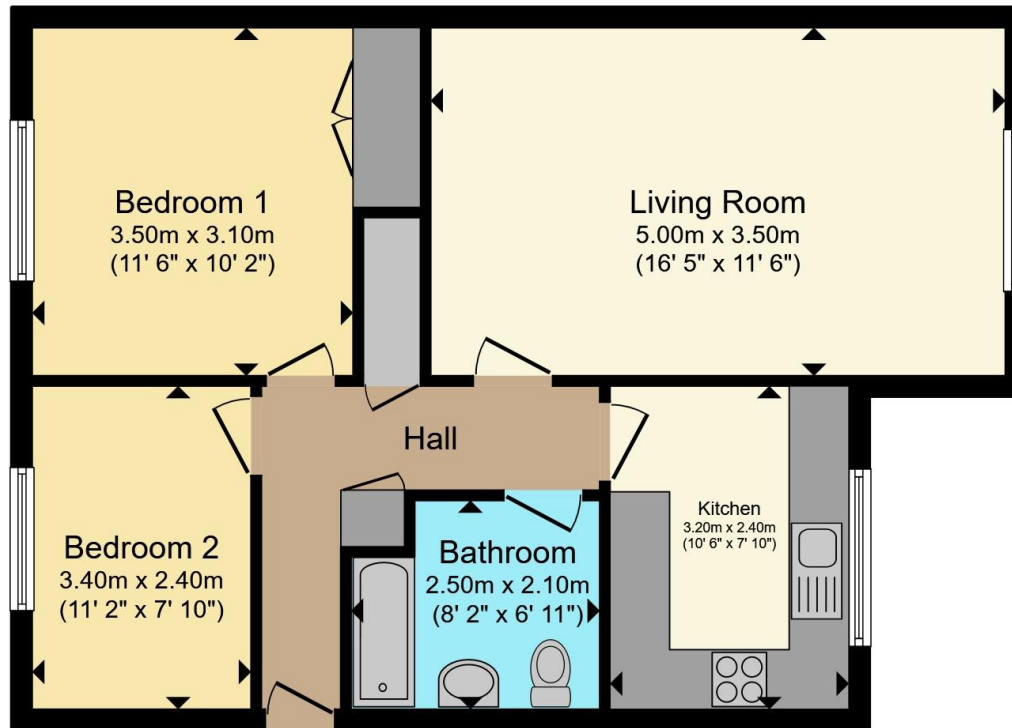
## Outside

Communal gardens, communal parking and garage with up and over door









Total floor area 61.7 m<sup>2</sup> (664 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 01922 721 000**  
**E [walsall@connells.co.uk](mailto:walsall@connells.co.uk)**

57-59 Bridge Street  
 WALSALL WS1 1JQ

EPC Rating: E Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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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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