



Connells

Smiths Flour Mill Wolverhampton Street
WALSALL

Smiths Flour Mill Wolverhampton Street WALSALL WS2 8DD

for sale offers over
£110,000



Property Description

Attention investors and first time buyers
Conveniently positioned for Walsall Town Centre, early inspection is highly advised to appreciate this two bedroom upper floor apartment. The property benefits from lift to all floors, gated off road parking and briefly comprises of entrance hall, open plan lounge/kitchen, en-suite to master bedroom and bathroom.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hall

Having secure intercom entry system, storage cupboard, electric heater and doors to:

Open Plan Kitchen/ Lounge

8' 5" x 20' 5" (2.57m x 6.22m)

Having a triple glazed window to the front, wall and base units with work tops over, stainless steel sink and drainer, integrated appliances including fridge/freezer, washing machine, oven and hob with cooker hood over and spotlights.

Bedroom One

16' 8" x 9' (5.08m x 2.74m)

Having a triple glazed window to the front and side and electric heater.

En-Suite

Having a shower cubicle, low level w.c, hand wash basin, spotlights and electric towel rail.

Bedroom Two

12' 2" x 7' 1" (3.71m x 2.16m)

Having a triple glazed window to the side and electric heater.

Bathroom

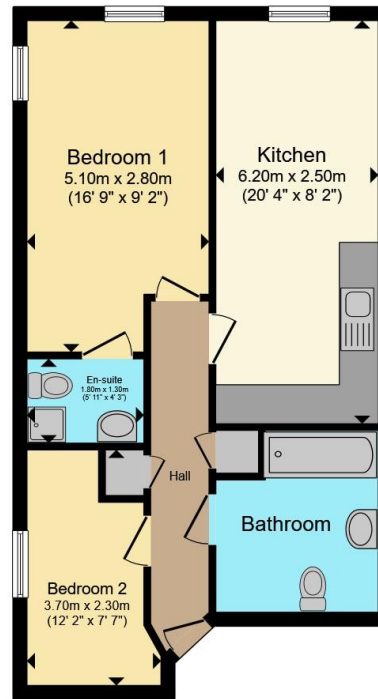
Having a bath, low level w.c, wash hand basin, spotlights and electric towel rail.

Outside

Having an allocated parking space.







Floor Plan

Total floor area 51.7 m² (556 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: D

Council Tax
 Band: B

Service Charge:
 2770.00

Ground Rent:
 170.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WSL318605

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WSL318605 - 0005