



Connells

Monarch Court Cook Street
Wednesbury



Property Description

IMMACULATE SECOND FLOOR APARTMENT

CONNELLS ESTATE AGENTS are delighted to market For Sale this well presented Second Floor Apartment located in Wednesbury. The property briefly comprises of an entrance hallway open plan kitchen/lounge, two bedrooms and bathroom. Rear entrance accessible via communal door, whilst having remote operated electric gates for access to courtyard and allocated parking.

Entrance Hallway

Intercom access door to front, airing cupboard, storage cupboard, loft access point, electric radiator, doors to bedrooms, bathroom and open lounge kitchen.

Open Lounge Kitchen

20' 1" max x 15' 7" max (6.12m max x 4.75m max)

Double glazed window to side, electric radiator, kitchen area having a range of wall and base units with work surfaces over, sink drainer, splash back tiling, electric oven and hob with cooker hood over, integrated fridge freezer, plumbing for washing machine and spotlighting.

Bedroom One

13' 6" x 9' 1" (4.11m x 2.77m)

Two double glazed skylight windows to side and electric radiator.

Bedroom Two

13' x 10' (3.96m x 3.05m)

Two double glazed skylight windows to side and electric radiator.

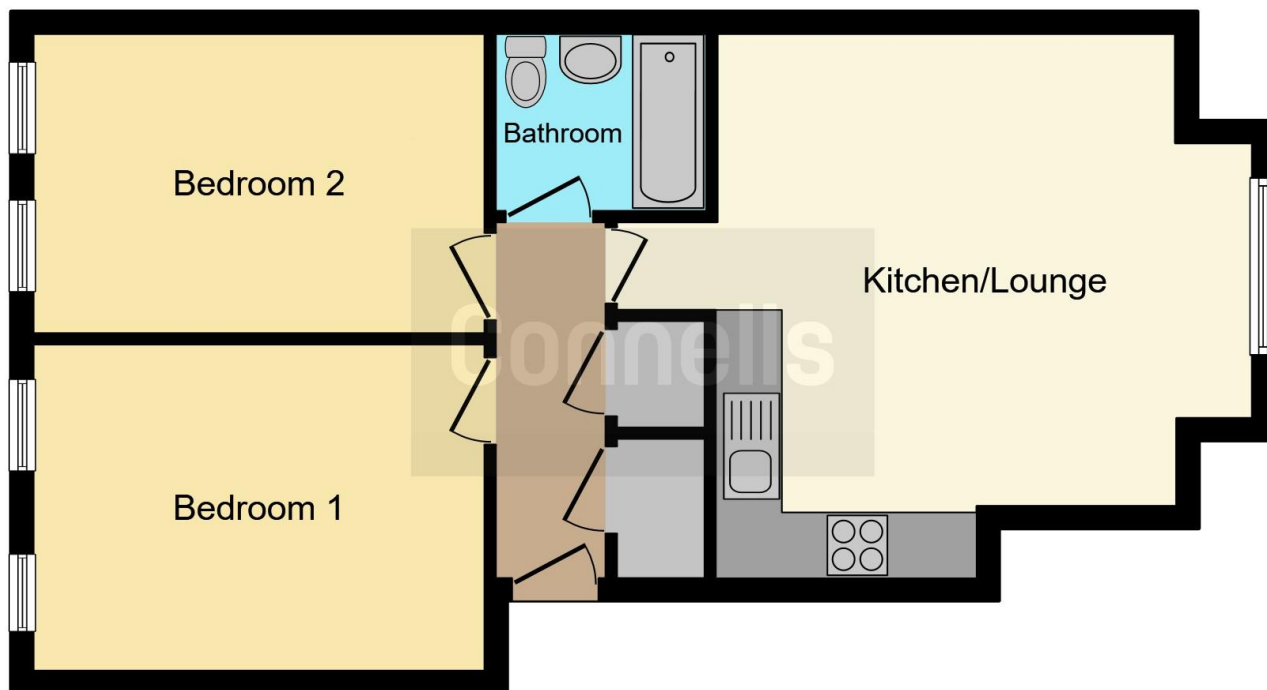
Bathroom

Wash hand basin, WC, bath with shower over, part tiled walls and electric radiator.

Outside

Allocated resident parking.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 0121 556 2338

E wednesbury@connells.co.uk

22 Springhead
WEDNESBURY WS10 9AD

EPC Rating: C

view this property online connells.co.uk/Property/WED310358

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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: WED310358 - 0002