



**Connells**

Tame Crossing  
WEDNESBURY



### Property Description

CONNELLS ESTATE AGENTS are delighted to present for sale this two bedroom, modern apartment located on the desirable College Fields Estate in Wednesbury.

In brief, the property consists of hallway, family lounge open plan into the kitchen, two bedrooms and a bathroom and intercom system connected to the front door, whilst externally there is an allocated parking space.

### Entrance Hallway

Telecom entry access door to side, double glazed window to rear, electric radiator, airing cupboard storage cupboards, doors to lounge diner, bathroom and bedrooms.

### Lounge Diner

15' 1" max x 12' 7" max ( 4.60m max x 3.84m max )  
Double glazed window to front, double glazed French doors to Juliet balcony, electric radiator, open plan to kitchen.

### Kitchen

8' 8" x 7' 5" ( 2.64m x 2.26m )  
Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, splash back tiling, electric oven and hob with cooker hood over, electric radiator, plumbing for washing machine and space for fridge freezer.

### Bedroom One

9' 5" x 12' 1" ( 2.87m x 3.68m )  
Double glazed window to front and electric radiator.

### Bedroom Two

8' 5" max x 9' 5" max ( 2.57m max x 2.87m max )  
Double glazed window to rear and electric radiator.

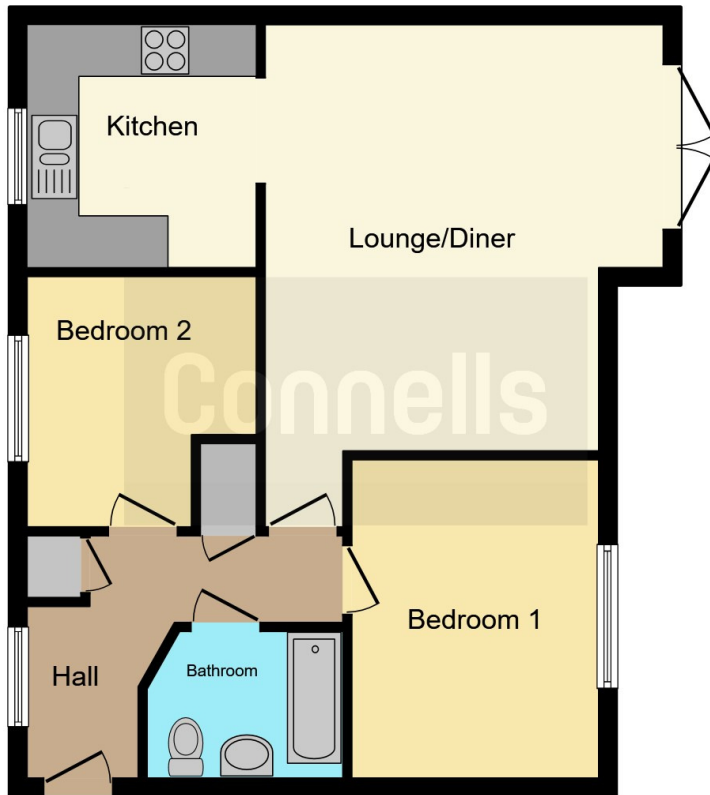
### Bathroom

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

### Outside

Stairs to apartment entrance, intercom communal entrance door and 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

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WED310505](http://connells.co.uk/Property/WED310505)**

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.



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.

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