



**Connells**

Union Street  
Wednesbury



### Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this recently refurbished flat in Wednesbury town centre.

Having it's own private entry the property briefly comprises of an entrance hallway, shower room, large lounge, two bedrooms and a modern kitchen.

Externally befitting from having access to parking to the rear of the property.

This property is well placed to provide easy access to Wednesbury Town Centre, providing good shopping and transport links.

### Ground Floor

Stairs to first floor living accommodation.

### Entrance Hallway

Access door to side and doors to all rooms.

### Kitchen

12' 5" x 9' ( 3.78m x 2.74m )  
Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, sink and drainer, led splash back tiling, electric oven and hob with cooker hood over, plumbing for washing machine, electric heater, storage cupboard and space for fridge freezer.

### Lounge

12' 9" x 13' 7" ( 3.89m x 4.14m )  
Double glazed window to front and electric heater.

### Bedroom One

12' 6" max x 14' 5" ( 3.81m max x 4.39m )  
Double glazed window to front and electric heater.

### Bedroom Two

11' 1" max x 9' 2" ( 3.38m max x 2.79m )  
Double glazed window to side and electric heater.

### Shower Room

Vanity wash hand basin, WC, extractor fan, shower cubicle, ceiling spotlights, heated towel rail, fully tiled.

### Outside

Unallocated parking to rear.





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: E**

**view this property online [connells.co.uk/Property/WED310536](http://connells.co.uk/Property/WED310536)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Oct 2008. 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.

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