



**Connells**

Burrs Drive  
Wednesbury



### Property Description

Connells Estate Agents are pleased to market for sale this modern two bedroom apartment on a popular development in Wednesbury.

In brief, the property comprises of access through the main entrance door leading you through to the communal hallway, from here is access to the apartment. From the entrance hallway is access to the two bedrooms, bathroom and large lounge diner being open plan to the kitchen.

Externally the property benefits from having an allocated parking space and ample visitors parking.

The property sits in a great location to provide easy access to Wednesbury town centre, local schools, shops, transport links and other amenities.

### Entrance Hallway

Entrance door to side with intercom system, double glazed window to rear, electric radiator, storage cupboard, doors to lounge, bedrooms and bathroom.

### Lounge

15' 3" max x 15' 2" max ( 4.65m max x 4.62m max )  
double glazed windows to front and side, double doors to front with Juliet balcony, electric radiator and with open arch access to kitchen.

### Kitchen

9' x 7' 10" ( 2.74m x 2.39m )  
Double glazed window to rear, fitted with 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 washing machine and space for fridge freezer.

### Bedroom One

12' x 9' 3" ( 3.66m x 2.82m )  
Double glazed window to front and electric radiator.

### Bedroom Two

8' 2" max x 10' 1" max ( 2.49m max x 3.07m max )  
Double glazed window to rear and electric radiator.

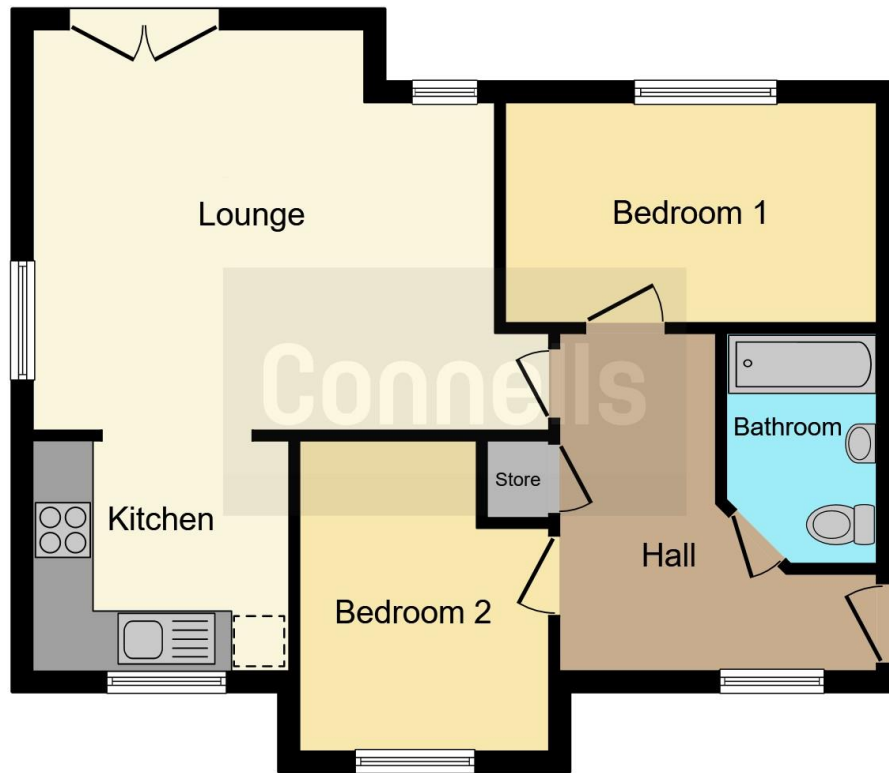
### Bathroom

Bath with shower over, wash hand basin, WC and part tiled walls.

### Outside

Allocated resident parking space.





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.focalagent.com

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/WED310692](https://www.connells.co.uk/Property/WED310692)**

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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