



Connells

Holyhead Road
Wednesbury



Property Description

Connells Estate Agents are pleased to market for sale this two bedroom second floor apartment on a popular development in Wednesbury, offered with no upward chain.

The property briefly comprises of an communal hallway giving access to the stairs leading to the apartment. Once in the apartments the hallway leads you to all rooms. The fitted kitchen comes complete with integrated oven, hob, cooker hood and plumbing for utilities. The two good sized bedrooms have fitted wardrobes, and the master an ensuite.

Externally the property benefits from having an allocated parking space (visitor parking available).

Entrance Hallway

Having telecom access to the shared entrance door and doors leading to the bedrooms, lounge and kitchen.

Kitchen

6' 5" x 11' 1" (1.96m x 3.38m)
Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a double glazed window, plumbing for a washing machine, space for a fridge/freezer, laminate flooring, electric oven and hob, cooker hood and a sink with drainer.

Lounge

12' 8" x 14' 6" (3.86m x 4.42m)
Having a double glazed Juliette balcony, carpeted flooring, electric storage heater and a ceiling light point.

Bedroom 1

11' 8" x 14' 3" (3.56m x 4.34m)
Having carpeted flooring, ceiling light point, electric storage heater, double glazed window and door to the ensuite.

Ensuite

Having a shower cubicle, vinyl flooring, part tiled walls, wash hand basin, WC, ceiling light point and an extractor fan.

Bedroom 2

9' 10" x 11' 2" (3.00m x 3.40m)
Having a double glazed window, carpeted flooring, ceiling light point and an electric storage heater.

Bathroom

Having a bath, WC, wash hand basin, ceiling light point, part tiled walls and laminate flooring.

Externally

Having an allocated parking space (visitor parking also available) and telecom operated front door leading to the communal hallway.





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/WED310767

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 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.

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Property Ref: WED310767 - 0002