



Connells

Tame Crossing
Wednesbury



Property Description

Connells Estate Agents are delighted to present for sale this beautiful two bedroom apartment which is in immaculate condition. Formally known as 'Treetops - Tame Crossing' due to the outstanding views, this property is set in a popular modern estate, overlooking the Tame Valley River, close to local amenities and good transport links, this property is an ideal first purchase or investment opportunity. This property is a real must view!

The intercom controlled door opens into a very spacious hallway area, with storage space and access to the large, open plan lounge and kitchen, which is fitted with a range of wall and base units, including an electric oven, four ring hob and space for other appliances. Views from the lounge look out over the Tame Foot Bridge as well as the Nature Corridor and Woden's Road Pool. There are two amply proportioned bedrooms including an ensuite to the master plus a family bathroom. Both bedrooms also have views across the Playing Fields and along the Tame Valley River. This property provides stunning views from every window, with a lot of natural light which creates the perfect space. With the sound of the river flowing below and wildlife in abundance, there is a natural beauty and tranquillity that you would not expect to find in an area so close to amenities. The property also comprises of an allocated parking space as well as visitor parking.

Entrance Hall

Having a front entrance door from the communal hallway, telecom to the main entrance door, carpeted flooring, ceiling light point, electric heater and doors to the bedrooms, bathroom and lounge.

Lounge

18' 6" Max x 16' Max (5.64m Max x 4.88m Max)

Being open plan to the kitchen and having four double glazed windows with views over the Tame Foot Bridge as well as the Nature Corridor and Woden's Road Pool (visible in the Winter), carpeted flooring, two ceiling light points and electric heaters.

Kitchen

8' 8" x 8' (2.64m x 2.44m)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a double glazed window, vinyl flooring, tiled splashbacks, plumbing for a washing machine, electric oven and hob with cooker hood over, ceiling light point, space for appliances, is well lit and also has uninterrupted views across the school playing fields.

Bedroom 1

13' 3" x 8' 8" (4.04m x 2.64m)

Having a double glazed window with views across the playing fields and along the river Tame, carpeted flooring, ceiling light point, electric heater and door to the ensuite.

Ensuite

Having a double glazed window, shower cubicle, vinyl flooring, ceiling light point, part tiled walls, electric heater, WC and wash hand basin.

Bedroom 2

16' 2" Max x 8' 2" Max (4.93m Max x 2.49m Max)

Having three double glazed windows views across the playing fields and along the river Tame, carpeted flooring, ceiling light point and electric heater.

Bathroom

Having a bath, wash hand basin, WC, vinyl flooring. part tiled walls, ceiling light point and an electric heater.

Outside

Having allocated parking and space for visitors and a shared access door giving entry to the communal hallway.

With the sound of the river flowing below and wildlife in abundance there is a natural beauty and tranquillity that you would not expect to find in an area so close to amenities.





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

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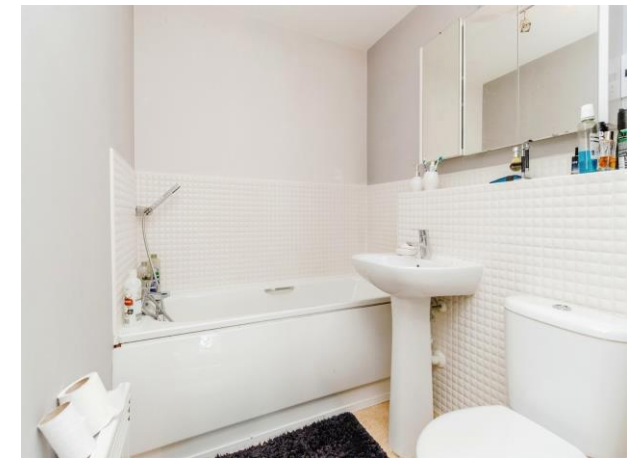
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EPC Rating: C

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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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