



Connells

Phoenix Rise  
Wednesbury





### Property Description

Connells Estate Agents are pleased to market for sale this one bedroom ground floor flat in Wednesbury. Calling all cash purchasers, this great investment opportunity is available with no upward chain.

To the ground floor the property briefly comprises of two storage areas accessed from the front of the property, an entrance hallway leading to the lounge, a fully fitted kitchen with plumbing for utilities and space for appliances, and a bedroom giving access to the modern bathroom with glass shower cubicle.

The property sits in a cul de sac in Wednesbury, offering easy access to local schools, shops, transport links & other amenities.

### Entrance Hall

Double glazed entrance door to side and door to lounge.

### Lounge

16' 5" x 9' 3" ( 5.00m x 2.82m )  
Double glazed window to front and fire place.

### Kitchen

Double glazed window to front, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, cooker hood, space for appliances, plumbing for washing machine and vinyl flooring.

### Bedroom

8' 8" x 15' 6" ( 2.64m x 4.72m )  
Two double glazed windows to rear.

### Shower Room

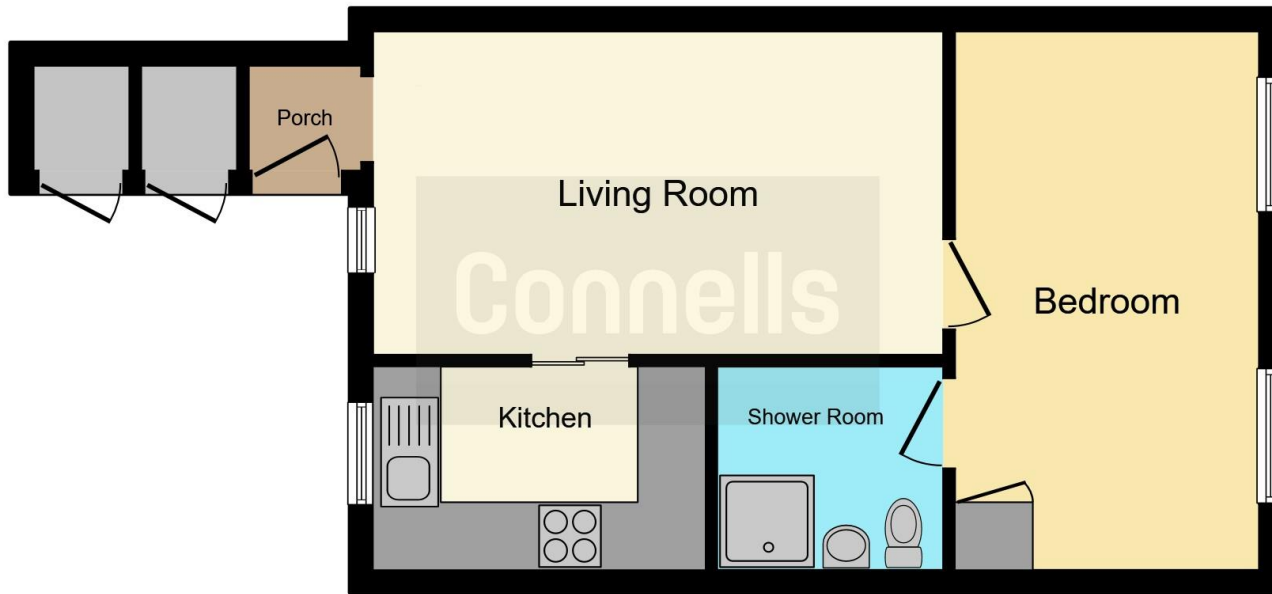
Shower cubicle, wash hand basin, WC, extractor fan and vinyl flooring.

### Outside

Graveled to the front, pathway to front door and two storage cupboards.







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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WED310879](http://connells.co.uk/Property/WED310879)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1983. 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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