



Connells

Burrs Drive
Wednesbury



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this second floor Flat in Wednesbury.

Upon entry having intercom access and a communal hallway. The flat briefly comprises of an entrance hallway, spacious lounge/diner which is open plan to the fitted kitchen complete with plumbing for utility purposes. Also having two bedrooms with ensuite to the master and a family bathroom.

Externally benefiting from having an allocated parking space with visitor parking spaces available.

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

Entrance Hallway

Telecom entry system to front door, airing cupboard, doors to bedrooms, open lounge kitchen, bathroom and storage cupboard.

Open Lounge Kitchen

Lounge Area

9' 3" max x 13' 3" max (2.82m max x 4.04m max)

Two double glazed windows to rear, electric storage heater and open plan access to kitchen.

Kitchen Area

8' 5" x 7' 8" (2.57m x 2.34m)

Double glazed windows to rear and side, fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, electric oven and hob with cooker hood over, space for fridge freezer and plumbing for washing machine.

Bedroom One

9' 1" x 14' 7" (2.77m x 4.45m)

Double glazed window to side, electric storage heater and door to en suite.

En Suite

Shower cubicle, wash hand basin, WC, part tiled walls and electric storage heater.

Bedroom Two

17' 2" max x 8' 5" max (5.23m max x 2.57m max)

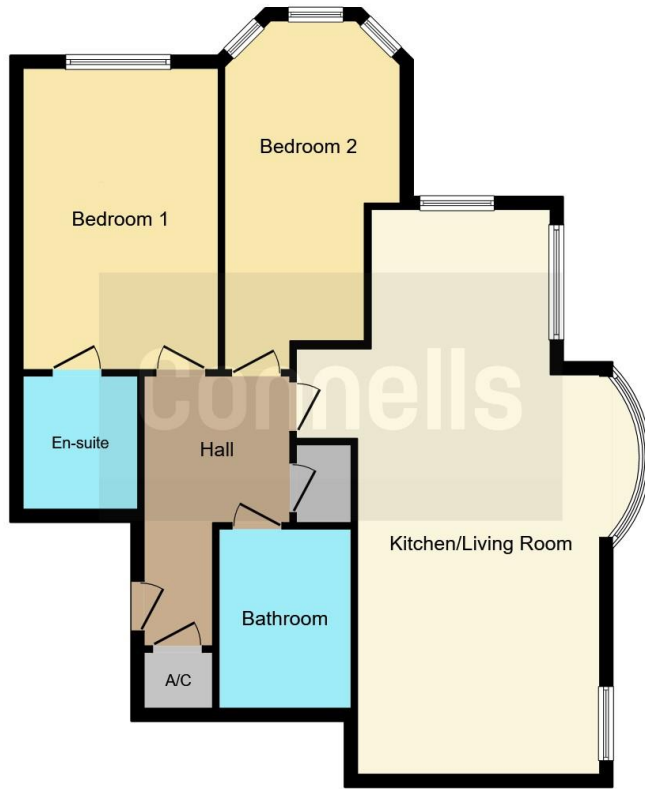
Three double glazed windows to side and an electric storage heater.

Bathroom

Bath, WC, wash hand basin, electric storage heater and part tiled walls.

Outside

Allocated residence parking and the communal entry.



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: D

Tenure: Leasehold

view this property online connells.co.uk/Property/WED310935

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Aug 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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