



Connells

Bagnalls Wharf  
WEDNESBURY

# Bagnalls Wharf WEDNESBURY WS10 7EL

for sale offers in excess of  
**£120,000**



## Property Description

Connells Estate Agents are pleased to market for sale this two bedroom ground floor apartment in Wednesbury, offered with no upward chain.

The apartment briefly comprises of an entrance hallway, two good sized bedrooms with the master having an en suite (both with fitted mirrored wardrobes). A fully fitted kitchen with plumbing for utilities and an integrated oven, a separate family bathroom and french patio doors in the lounge.

Externally the property benefits from having allocated parking.

## Entrance Hallway

Entrance door, telecom system for building access, electric radiator, storage cupboard, doors to the living room, bathroom and both bedrooms.

## Lounge

11' 1" max x 11' 5" max ( 3.38m max x 3.48m max )

Double glazed windows to side, double glazed patio doors to rear garden, two electric radiators and open access to kitchen.

## Kitchen

9' 1" x 5' 2" ( 2.77m x 1.57m )

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

## Bedroom One

10' max x 13' 7" max ( 3.05m max x 4.14m max )

Double glazed window to rear, fitted wardrobes, electric radiator and door to en suite.

## En Suite

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

## Bedroom Two

11' 1" x 8' 2" ( 3.38m x 2.49m )

Two double glazed windows to rear, electric radiator and fitted wardrobe.

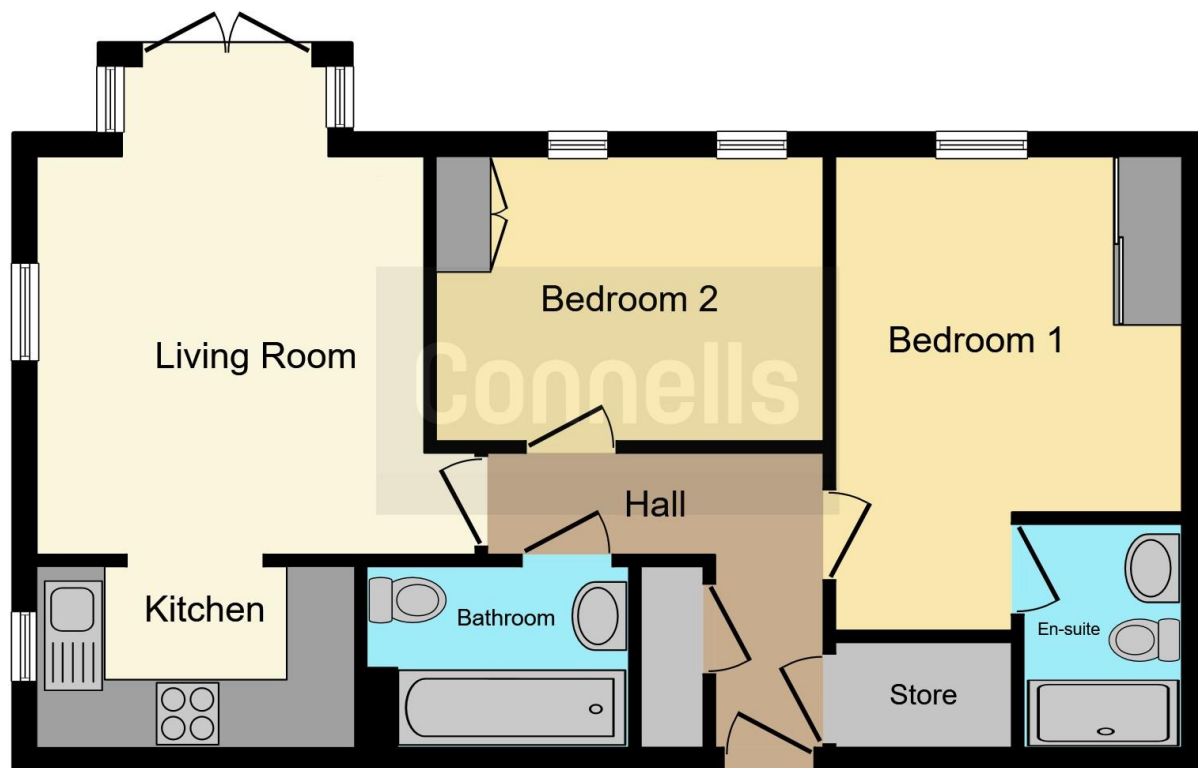
## Bathroom

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

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

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WED311132](http://connells.co.uk/Property/WED311132)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2010. 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.

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