



**Connells**

Holyhead Road  
Wednesbury





### Property Description

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

The apartment briefly comprises of a spacious lounge, a double bathroom, a fully fitted kitchen with plumbing for utilities and space for appliances and a part tiled bathroom having a bath with shower over.

Externally the property benefits from having an allocated parking space. Visitor parking is also available on the development.

### Communal Entrance

Having a communal door giving access to the shared hallway.

### Hallway

Having a front entrance door, carpeted flooring, ceiling light point, storage cupboard, electric radiator, ceiling light point, telecom to the communal front entrance, and doors leading to all rooms.

### Lounge

Having a double glazed window, carpeted flooring, ceiling light point and electric radiator.

### Kitchen

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, sink with drainer, plumbing for a washing machine, space for a fridge/freezer, ceiling light point, electric oven, electric hob with cooker hood over and door leading to the airing cupboard.

### Bedroom

Having a double glazed window, carpeted flooring, ceiling light point and an electric radiator.

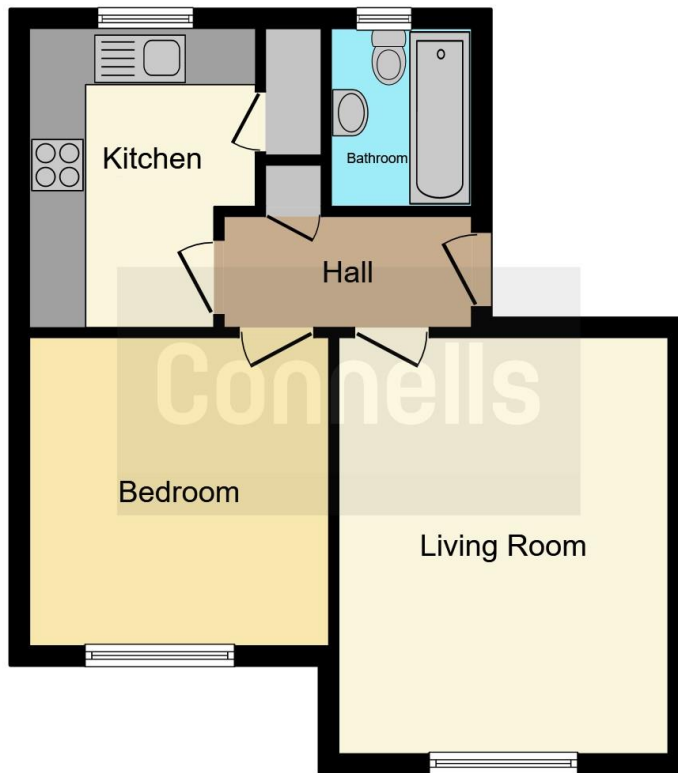
### Bathroom

Having a double glazed window, bath with shower over, wash hand basin, WC, ceiling light point, electric towel radiator, part tiled walls and vinyl flooring.

### Outside

Having an allocated parking space and visitor parking.





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

**T 0121 556 2338**  
**E [wednesbury@connells.co.uk](mailto:wednesbury@connells.co.uk)**

22 Springhead  
 WEDNESBURY WS10 9AD

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WED311235](http://connells.co.uk/Property/WED311235)**

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WED311235 - 0003