



**Connells**

Goldby Drive  
Wednesbury





## Property Description

Connells Estate Agents in Wednesbury are thrilled to present this stunning two-bedroom apartment, nestled in a sought-after estate that perfectly blends modern living with comfort.

Step inside, and you'll immediately feel the warmth and brightness of the open-plan lounge and kitchen, where space and style come together effortlessly. Imagine hosting friends or cozying up for a movie night in a space that feels just right. The modern fitted bathroom adds a touch of luxury, making your daily routines feel like a treat.

Both bedrooms are generously sized, offering the perfect sanctuary for rest and relaxation. Whether it's a peaceful night's sleep or a refreshing morning, these rooms are designed to welcome you home.

Outside, you'll find allocated parking for your convenience, along with a communal entrance that adds a sense of community to the estate.

This apartment isn't just a place to live; it's a place to thrive. Come and see for yourself the lifestyle that awaits you in this beautiful Wednesbury home. Don't miss out on the opportunity to make it yours!

## Entrance Hallway

Having laminate flooring, ceiling light point, radiator and doors leading to the living space, bedrooms and bathroom.

## Open Plan Lounge/Kitchen:

25' 11" Max x 13' 3" Max ( 7.90m Max x 4.04m Max )

## Kitchen Area

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a double glazed window to the front aspect, an electric oven with gas hob and cooker hood over, a sink with drainer, laminate flooring, plumbing for a washing machine, space for a fridge/freezer, tiled splashbacks and a ceiling light point.

## Lounge Area

Having two double glazed windows to the front aspect, laminate flooring, two ceiling light points and two radiators.

## Bedroom One

11' 7" x 11' 3" ( 3.53m x 3.43m )

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

## Bedroom Two

11' 5" Max x 8' 11" Max ( 3.48m Max x 2.72m Max )

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

## Bathroom

Having a double glazed window to the side aspect, tiled flooring and part tiled walls, bath, shower cubicle, wash hand basin, WC, ceiling light point, extractor fan and a radiator.

## Externally

Having allocated parking and access to communal hallway.















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**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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