



Connells

Pine Avenue
Wednesbury

Pine Avenue Wednesbury WS10 9NW

for sale offers in the region of
£100,000



Property Description

If you're looking for a cozy spot to call home, this ground floor apartment might just be your perfect match! Tucked away in a peaceful cul-de-sac off the ever-popular Park Lane in Wednesbury, this one-bedroom gem offers a blend of comfort and convenience.

You'll love the inviting kitchen where you can whip up your favourite meals, and the shower room is just the right size for your daily routine. Plus, there's a private rear garden waiting for your personal touch—imagine sipping your morning coffee or enjoying a little evening relaxation out there!

Being part of a communal property means you'll have friendly neighbours around, and the best part? There's no upward chain, so you can move in without the usual hassle. Whether you're a first-time buyer or just looking to downsize, this apartment offers a lovely, low-maintenance lifestyle in a great location. Come see for yourself!

Porch

Having a front entrance door and door leading to the hallway.

Hallway

Having doors leading to all rooms and a storage cupboard.

Kitchen

8' 2" x 8' 5" (2.49m x 2.57m)

Being a fitted kitchen with a range of base and drawer units with laminate worktops over. Having a double glazed window to the rear aspect, sink with drainer, plumbing for a washing machine, vinyl flooring, space for appliances, storage cupboards, ceiling light point and a radiator.

Lounge

12' 1" x 14' 7" (3.68m x 4.45m)

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

Bedroom One

11' 8" x 11' 1" (3.56m x 3.38m)

Having a double glazed window to the front aspect, laminate worktops, ceiling light points and a radiator.

Bathroom

Having a double glazed window to the rear aspect, shower cubicles, tiled flooring, part tiled walls, WC, wash hand basin, radiator and a ceiling light point.





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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22 Springhead
 WEDNESBURY WS10 9AD

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 328.92

Tenure: Leasehold

view this property online connells.co.uk/Property/WED311507

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2002. 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.

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