





Property Description

Are you searching for a perfect blend of comfort, convenience, and community? Look no further! Connells Estate Agents in Wednesbury is thrilled to present a fantastic two-bedroom ground floor flat, nestled in a highly sought-after development that's close to local schools and transport links.

This stunning flat boasts two generously sized bedrooms, with the master bedroom featuring an ensuite for added luxury. Imagine starting your day in a serene and private space, complete with a stylish ensuite that's perfect for busy mornings. The second bedroom is equally impressive, offering ample space for rest, relaxation, or a home office.

The lounge is a true highlight, complete with a Juliette balcony that floods the room with natural light and offers a glimpse of the outdoors. The modern white kitchen is equipped with plumbing for utilities, making it easy to stay organized and focused on what matters most – cooking up a storm for family and friends!

This fantastic flat also features a separate family bathroom, ensuring everyone has their own space to get ready in the morning. And when you're ready to venture out, you'll appreciate the allocated parking space, providing peace of mind and convenience.

Communal Entrance

Having a communal front entrance door giving access to communal hallway leading to the apartment.

Hallway

Having a front entrance door, telecom to the communal entrance, tiled flooring, ceiling light point, electric radiator and doors leading to the bedrooms, bathroom, lounge, kitchen, storage cupboard and airing cupboard.

Kitchen

6' 5" x 11' 1" (1.96m x 3.38m)
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, tiled flooring, sink with drainer, electric oven and hob with cooker hood over, a ceiling light point, plumbing for a washing machine and space for appliances.

Lounge

12' 7" Max x 14' 4" Max (3.84m Max x 4.37m Max)
Having a Juliet balcony, double glazed windows, laminate flooring, ceiling light point and an electric radiator.

Bathroom

Having a double glazed window to the side aspect tiled flooring, tiled splashbacks, a bath, wash hand basin, WC, towel radiator and a ceiling light point.

Bedroom 1

14' 1" Max x 11' 8" (4.29m Max x 3.56m)
Having a double glazed window to the rear aspect, laminate flooring, fitted wardrobes, ceiling light point and a radiator.

Ensuite

Having tiled flooring, tiled splashbacks, shower cubicle, wash hand basin, ceiling light point and electric radiator.

Bedroom 2

9' 8" x 11' 1" (2.95m x 3.38m)

Having a double glazed window to the front aspect, laminate flooring, fitted wardrobes, ceiling light point and an electric radiator.

Outside

Having allocated parking to the front and access to the communal entrance.





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
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EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1000.00

Ground Rent:
 180.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WED311612

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.



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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