



Connells

Spirit Mews Cobden Street
Wednesbury



Property Description

Public Notice

Address: 49 Spirit Mews, Cobden Street, Wednesbury, WS10 9BF

We are acting in the sale of the above property and have received an offer of £100,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - C

Connells Estate Agents are pleased to market for sale this two bedroom apartment on a popular modern development in Darlaston, offered with no upward chain.

The property briefly comprises of a two spacious bedrooms, with the master having an ensuite. An open plan lounge and modern fitted kitchen, having plumbing for both a washing machine and dishwasher, and a separate family bathroom.

Externally, the property benefits from having allocated parking, accessed through electric gates.

Open Plan Kitchen/Lounge

19' 6" Max x 17' 7" Max (5.94m Max x 5.36m Max)

Lounge Area

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

Kitchen Area

Being a fully fitted kitchen with wall, base and drawer units laminate worktops over. Having an electric oven, gas hob, cooker hood, sink with drainer, laminate flooring and plumbing for a washing machine and dishwasher.

Hallway

Having doors leading to the bedrooms and bathroom.

Bedroom One

9' 8" x 16' 3" (2.95m x 4.95m)

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

Ensuite

Having tiled flooring, part tiled walls, wash hand basin, ceiling light point, WC, shower cubicle and a radiator.

Bedroom Two

9' 4" x 10' 8" (2.84m x 3.25m)

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

Bathroom

Having a bath, WC, wash hand basin, radiator, ceiling light point, tiled flooring and part tiled walls.

Outside

Front:

Having a communal entrance door and electric gates giving access to the car park.

Rear:

Having allocated parking and communal entrance door.





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: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WED311714

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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