



Connells

Upper High Street
Wednesbury



Property Description

Are you ready to fall in love with the perfect blend of convenience, comfort, and modern living? Look no further! This stunning 2-bedroom apartment, nestled on the first floor of a desirable location, is the ultimate haven for those who crave the excitement of town centre living.

As you step inside, you'll be greeted by the bright and airy open-plan kitchen and living room - the perfect space to cook, relax, and entertain in style. The generous sized bedrooms are your own private retreats, where you can unwind and recharge after a busy day. And with a sleek, modern bathroom to complete the package, you'll feel like you're treating yourself to a little luxury every day.

What really sets this apartment apart, though, is its unbeatable location. Right in the heart of Wednesbury Town Centre, you'll be just a stone's throw from all the amenities you need - from shops and restaurants to transport links and community hubs. Imagine being able to stroll out of your front door and into the vibrant town centre, where you can soak up the atmosphere and make the most of everything on offer.

This incredible apartment is more than just a place to live - it's a lifestyle. So why wait? Come and experience it for yourself, and get ready to make unforgettable memories.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Kitchen/ Living Room

17' 4" max x 15' 5" max (5.28m max x 4.70m max)

Open plane kitchen and living room.

Kitchen Area:

Wall and base units with work tops over. Integrated cooker, hob and extractor fan. Space for other appliances and laminated flooring.

Living Room Area:

Double glazed window to rear, electric heater and laminate flooring.

Bedroom One

18' 8" x 9' 5" (5.69m x 2.87m)

Double glazed window to rear, electric heater and carpet flooring.

Bedroom Two

7' 3" x 9' 10" (2.21m x 3.00m)

Double glazed window to rear, electric heater and carpet flooring.

Bathroom

Toilet, wash hand basin and shower cubicle.





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

T 0121 556 2338
E wednesbury@connells.co.uk

22 Springhead
 WEDNESBURY WS10 9AD

EPC Rating: E Council Tax
 Band: A

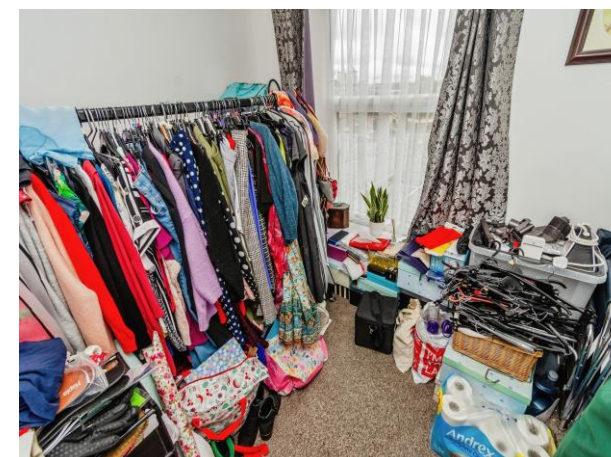
Service Charge: Ask
 Agent

Ground Rent:
 25.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WED311777

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. 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.

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WED311777 - 0002