



Connells

Bagnalls Wharf
Wednesbury



Property Description

Connells Estate Agents is absolutely thrilled to unveil this stunning ground floor apartment that will steal your heart from the moment you step inside! This isn't just a property - it's a canvas for your life's most beautiful moments.

Imagine waking up in one of two spacious bedrooms, sunlight streaming through the windows, promising a day filled with potential. The master bedroom comes with its own luxurious ensuite - your personal sanctuary of comfort and privacy. The family bathroom is a perfect blend of style and functionality, designed to make your daily routine a pleasure.

The modern fitted kitchen is where culinary magic happens - whether you're a passionate home chef or someone who loves casual meal prep, this space will inspire your creativity. Every corner has been thoughtfully designed to maximize both beauty and practicality.

And let's talk convenience - allocated parking means no more street parking struggles! This is more than just a home; it's your personal haven in a vibrant Wednesbury development.

Entrance Hallway

Having an entrance door to the side, telecom to the communal entrance and internal doors leading to the bedrooms, bathroom, lounge, storage cupboard and airing cupboard.

Lounge

11' 2" Max x 14' 7" Max (3.40m Max x 4.45m Max)

Having a double glazed window to the front aspect, double glazed French doors to the side aspect, wooden flooring, ceiling light point and electric radiator.

Kitchen

9' 6" x 5' 4" (2.90m x 1.63m)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Being open plan to the lounge, having a sink with drainer, electric oven and hob with cooker hood over, a sink with drainer, plumbing for a washing machine and space for a fridge/freezer.

Bedroom One

10' 1" Max x 14' 4" Max (3.07m Max x 4.37m Max)

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

Bedroom Two

11' 4" x 8' 2" (3.45m x 2.49m)

Having two double glazed windows to the side aspect, fitted wardrobes, carpeted flooring, ceiling light point and an electric radiator.

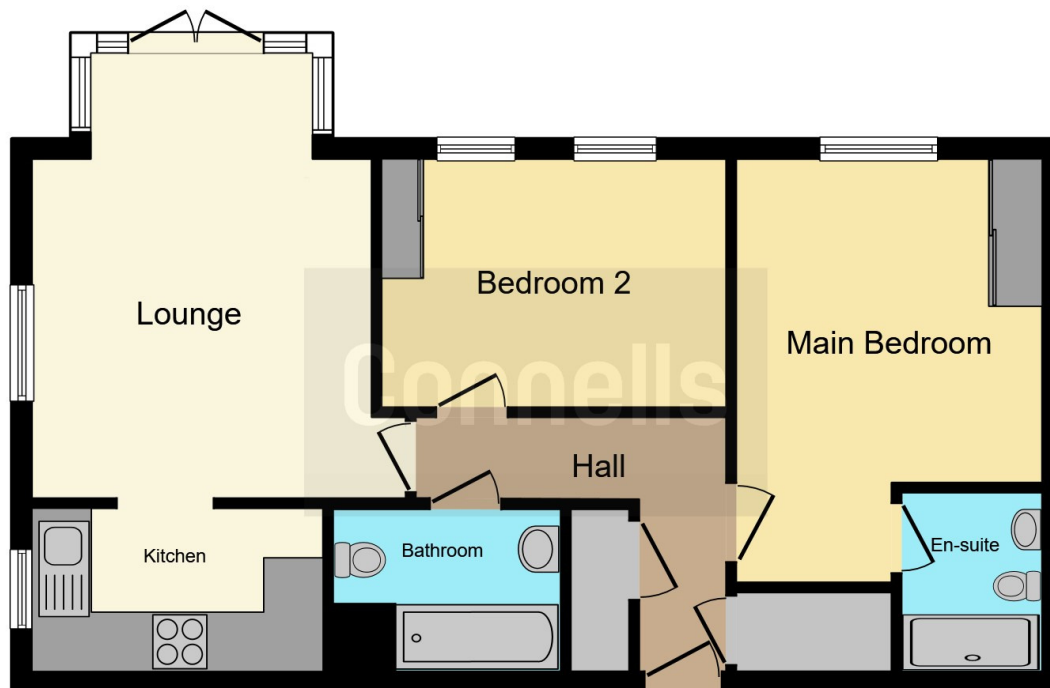
Bathroom

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

Outside

Having allocated parking.





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: D Council Tax
 Band: A

Service Charge:
 1190.00

Ground Rent:
 220.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WED311802

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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