



Connells

Tame Crossing
Wednesbury



Property Description

Imagine waking up to tranquil river views and stepping into a home that perfectly balances comfort and style. Connells Estate Agents are thrilled to present this stunning two-bedroom first floor apartment that's more than just a living space – it's your personal retreat!

Picture yourself unwinding in the spacious lounge, with beautiful Tame River views creating a serene backdrop to your daily life. The master bedroom comes with a convenient ensuite, offering that touch of luxury you've been dreaming of. Whether you're a young professional, a couple starting out, or someone looking for a low-maintenance home, this apartment ticks all the boxes.

Parking? No more street struggles! With allocated parking and additional visitor spaces, convenience is literally right outside your door. The thoughtfully designed layout ensures every square foot works for you, making this more than just an apartment – it's your future home.

Located in a sought-after Wednesbury development, this property represents an incredible opportunity to step onto the property ladder or invest in a smart, modern living space. Don't miss your chance to make this exceptional apartment your own!

Entrance Hallway

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

Bedroom One

14' 4" x 9' 1" (4.37m x 2.77m)

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

Ensuite

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

Bedroom Two

16' 4" Max x 8' 8" Max (4.98m Max x 2.64m Max)

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

Lounge/Diner

16' 7" Max x 14' 7" Max (5.05m Max x 4.45m Max)

Being open plan to the kitchen. Having four double glazed windows to the side aspect, carpeted flooring, two ceiling light points and two electric radiators.

Kitchen

9' 1" x 7' 8" (2.77m x 2.34m)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having double glazed windows to the side and rear aspects, electric oven & hob with cooker hood over, plumbing for a washing machine, space for a fridge/freezer, sink with drainer, vinyl flooring and tiled splashbacks.

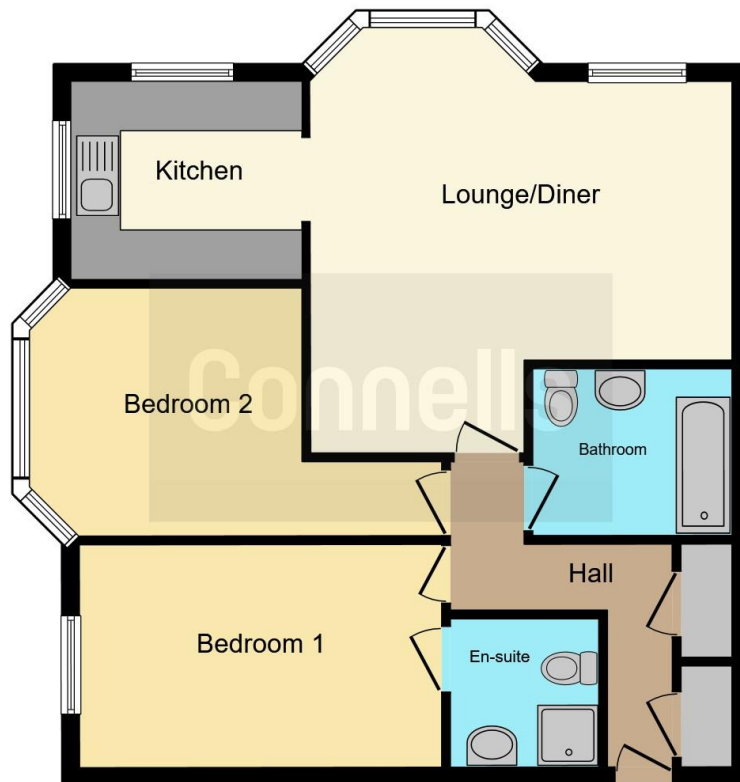
Bathroom

Having a bath, wash hand basin, WC, vinyl flooring, part tiled walls and electric radiator.

Outside

Having a communal front entrance and allocated parking with visitor parking available.





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: C Council Tax
 Band: A

Service Charge:
 1885.24

Ground Rent:
 271.42

Tenure: Leasehold

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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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Property Ref: WED311700 - 0003