





Property Description

This well-presented two-bedroom apartment in Tipton is offered for sale by Connells Estate Agents in Wednesbury and represents an excellent opportunity for first-time buyers or investors.

The accommodation comprises a spacious lounge/diner with Juliet balcony, providing good natural light. There are two well-sized bedrooms, with the main bedroom benefiting from built-in wardrobes. The bathroom has been recently refitted and is fully tiled, featuring a bath with shower over.

The modern fitted kitchen offers ample storage and worktop space, with provision for a washing machine and additional appliances.

The property is conveniently located with easy access to a range of local amenities and shops. Excellent transport links are close by, including bus routes, train services, and tram connections, making it ideal for commuters. Externally, the apartment is situated within a modern residential development and benefits from an allocated parking space, adding further convenience.

Communal Entrance

Having a communal entrance door with stairs leading to the apartment.

Entrance Hall

Having an entrance door, telecom to the front door, internal doors to all rooms, laminate flooring and ceiling spotlights.

Kitchen

11' x 7' 7" (3.35m x 2.31m)
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 rear aspect, storage cupboard, electric oven with gas hob and cooker hood over, tiled flooring and splash backs, plumbing for a washing machine and dishwasher, a sink with drainer and ceiling spotlights.

Lounge

18' 1" x 9' 10" (5.51m x 3.00m)
Having double glazed Juliet balconies to both the front and rear aspects, laminate flooring, two ceiling light points and a radiator.

Bedroom One

13' x 9' 11" (3.96m x 3.02m)
Having a double glazed window to the front aspect, laminate flooring, ceiling light point, radiator and fitted wardrobes.

Bedroom Two

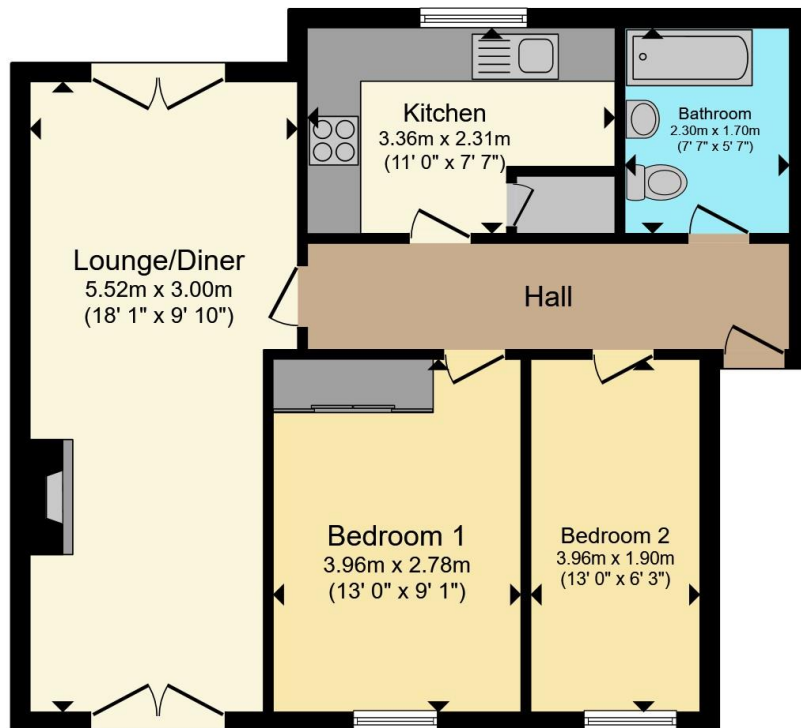
13' x 6' 3" (3.96m x 1.91m)
Having a double glazed window to the front aspect, laminate flooring, ceiling light point and a radiator.

Outside

Having a communal car park with allocated parking space.







Total floor area 59.3 m² (638 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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22 Springhead
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EPC Rating: B Council Tax
Band: A

Service Charge:
1799.00

Ground Rent:
120.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WED311903

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2005. 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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