





Property Description

At Connells Estate Agents, we're thrilled to present this incredible opportunity to own a stunning property in a highly sought-after development - available with no upward chain.

As you step inside, you'll be greeted by the warmth and comfort of a spacious lounge, perfect for relaxing. The property also boasts a fully fitted kitchen with integrated appliances and plumbing for utilities. The bathroom benefits from being fully tiled and having a handy walk in bath/shower.

Outside brings the benefit of an allocated parking space and a handy storage cupboard.

This fantastic apartment is a rare gem, offering the perfect blend of style, comfort, and convenience. Don't miss your chance to make it yours! Contact Connells Estate Agents in Wednesbury today to schedule a viewing and take the first step towards turning your dream of homeownership into a reality.

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.

Hallway

Having a private double glazed front entrance door and stairs leading to the first floor.

Lounge

11' 4" x 14' 4" (3.45m x 4.37m)
Having a double glazed window to the front aspect, carpeted flooring, ceiling light point and a radiator.

Bedroom One

11' 4" x 9' 2" (3.45m x 2.79m)
Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator.

Bedroom Two

5' 9" x 10' 8" (1.75m x 3.25m)
Having a double glazed window to the front aspect, carpeted flooring and a radiator.

Kitchen

9' 8" x 6' 5" (2.95m x 1.96m)

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, tiled flooring and splashbacks, sink, plumbing for a washing machine, electric oven and hob, cooker hood, space for a fridge, and a ceiling light point.

Bathroom

Having tiled walls and flooring, walk in bath/shower, wash hand basin with vanity, WC, ceiling light point and a radiator.

Outside

Having a brick paved frontage, access to a storage cupboard and 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: E Council Tax
 Band: A

Service Charge: 858.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WED311585

This is a Leasehold property with details as follows; Term of Lease 99 years from 26 Feb 1993. 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.

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