

Connells

Bagnalls Wharf
Wednesbury

Bagnalls Wharf
Wednesbury, WS10 7EL

for sale offers over
£100,000







Connells Estate Agents are pleased to market for sale this modern two bedroom apartment on a popular development in Wednesbury.

In brief, the property comprises of access through the main entrance door leading you through to the communal hallway, from here is access to the apartment. From the entrance hallway is access to the two bedrooms with an en-suite to the master, family bathroom and large lounge diner being open plan to the kitchen.

Externally the property benefits from having an allocated parking space and ample visitors parking.

The property sits in a great location to provide easy access to Wednesbury town centre, local schools, shops, transport links and other amenities.

Entrance Hallway

Lounge

11' 10" x 11' 2" (3.61m x 3.40m)

Double glazed patio doors to Juliet balcony, electric radiator and open access to kitchen.

Kitchen

9' 10" x 5' 3" (3.00m x 1.60m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, electric oven and hob with cooker hood over, plumbing for washing machine, space for fridge freezer and vinyl flooring.

Bedroom One

14' 1" Max x 13' 1" Max (4.29m Max x 3.99m Max)

Double glazed window, electric radiator and door to en suite.

Bedroom Two

8' 6" x 8' 2" (2.59m x 2.49m)

Two double glazed windows and an electric radiator.

Bathroom

Bath, wash hand basin, WC, electric towel radiator and part tiled walls.

Outside

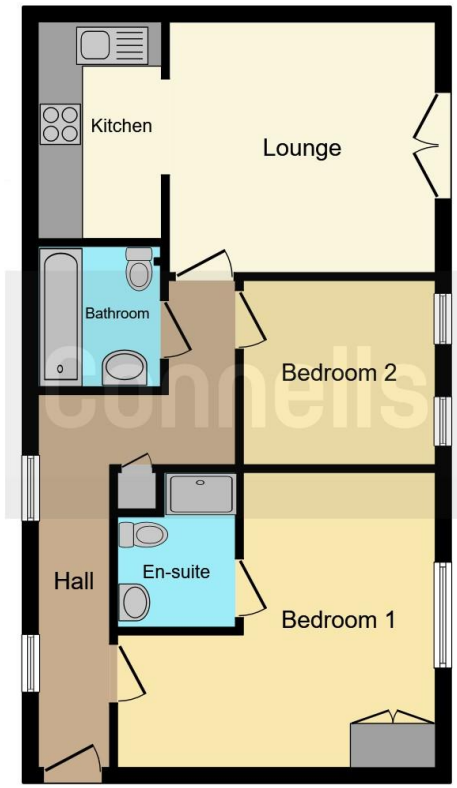
Allocated resident parking space and access to Telecom operated communal entrance door.

Agents Note:

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."











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 Spring Head
WEDNESBURY WS10 9AD

EPC Rating: C

Council Tax Band: A

Service Charge: 1632.00

Ground Rent: 324.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WED312464

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2010. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.