



Connells

Holyhead Road  
Wednesbury



### Property Description

Connells Estate Agents are pleased to market for sale this two bedroom ground floor apartment sitting on a popular development close to Wednesbury town centre.

The property consists of having two spacious double bedrooms, with the master benefiting from an ensuite with walk in shower. A fully fitted bathroom having a bath with shower over, a generously sized living area with the Juliet balcony, and a fully fitted kitchen with plumbing for a washing machine.

Outside, the property benefits from having an allocated parking space, with visitor parking available.

The property sits in a convenient location, closely located to Wednesbury town centre. This provides easy access to transport links, such as the train and metro. Local schools, shops and supermarkets are also within easy reach.

### Hallway

Having a front entrance door, laminate flooring, ceiling light point, electric radiator and doors leading to the bedrooms, bathroom and lounge.

### Lounge

14' 8" x 11' 1" ( 4.47m x 3.38m )

Having a double glazed Juliet balcony, carpeted flooring, ceiling light point, electric radiator, two ceiling light points and door leading to the kitchen.



10' 6" Max x 7' 10" Max ( 3.20m Max x 2.39m Max )

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a double glazed window, vinyl flooring, sink with drainer, tiled splash backs, electric oven and hob with cooker hood over, plumbing for a washing machine, space for a fridge freezer and a ceiling light point.

### Bedroom One

15' 10" Max x 7' 10" Max ( 4.83m Max x 2.39m Max )

Having a double glazed window, carpeted flooring, ceiling light point, electric radiator and door leading to the ensuite.

### Ensuite

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

### Bedroom Two

11' 6" x 9' 10" ( 3.51m x 3.00m )

Having a double glazed window, carpeted flooring, ceiling light point and an electric radiator.

### Bathroom

Having a bath, WC, wash hand basin, vinyl flooring, tiled splash backs and a ceiling light point.

### Outside

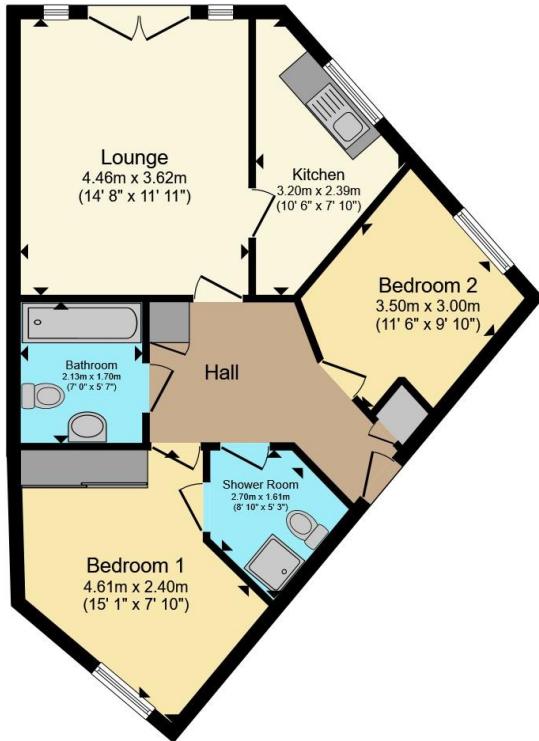
Having an allocated parking space with visitor parking available and a communal entrance door.

### Kitchen

## Agents Note

Service charge and ground rent to be confirmed.





Total floor area 59.0 m<sup>2</sup> (635 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](http://www.propertybox.io)

Connells



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22 Springhead  
 WEDNESBURY WS10 9AD

EPC Rating:  
 Awaited

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

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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