



Connells

Wedgbury Close
Wednesbury



Property Description

Connells Estate Agents in Wednesbury are thrilled to introduce you to this absolute gem of an apartment. Tucked away on a popular development that perfectly balances peace and quiet with convenience, this home is a fantastic find for anyone looking to step onto the ladder or downsize in style.

From the moment you step into the welcoming entrance hallway, you'll notice how bright and airy the space feels. The layout has been thoughtfully designed, starting with the two generously sized bedrooms. The master bedroom is a true retreat, complete with its own private ensuite, while the second bedroom features handy fitted wardrobes.

The heart of the home is undoubtedly the open-plan living area, with space for lounging and dining. This flows into a functional contemporary kitchen offering ample space for your appliances and plumbing for your utilities. There is also a separate, modern family bathroom.

Practicality is covered too, with your very own allocated parking space and a location that puts shops, schools, and excellent transport links right on your doorstep.

Entrance Hallway

Having an entrance door to the side, carpeted flooring, two ceiling light points, telecom to the communal entrance, electric radiator and doors leading to the lounge, bedrooms, bathroom, storage cupboard and airing cupboard.

Lounge

Irregular Shaped Room 27' 7" max x 11' 2" max (8.41m max x 3.40m)

Being open plan to the kitchen and having space for dining, four double glazed windows to the rear aspects, carpeted flooring, two ceiling light points and an electric radiator.

Kitchen area

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having two double glazed windows to the side and rear aspects, a one and a half bowl sink with drainer, electric oven & hob with cooker hood over, space for a fridge/freezer, plumbing for a washing machine and a ceiling light point.

Bedroom One

Irregular Shaped Room 20' 8" max x 8' 6" max (6.30m max x 2.59m)

Having four double glazed windows to the front aspect and one to the side aspect, carpeted flooring, two ceiling light points, electric radiator and door to the ensuite.

Ensuite

Having a double glazed window to the front aspect, a shower cubicle, WC, wash hand basin, towel radiator, tiled flooring, tiled splash backs and a ceiling light point.

Bedroom Two

16' 5" max x 8' 7" max (5.00m max x 2.62m max)

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

Bathroom

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

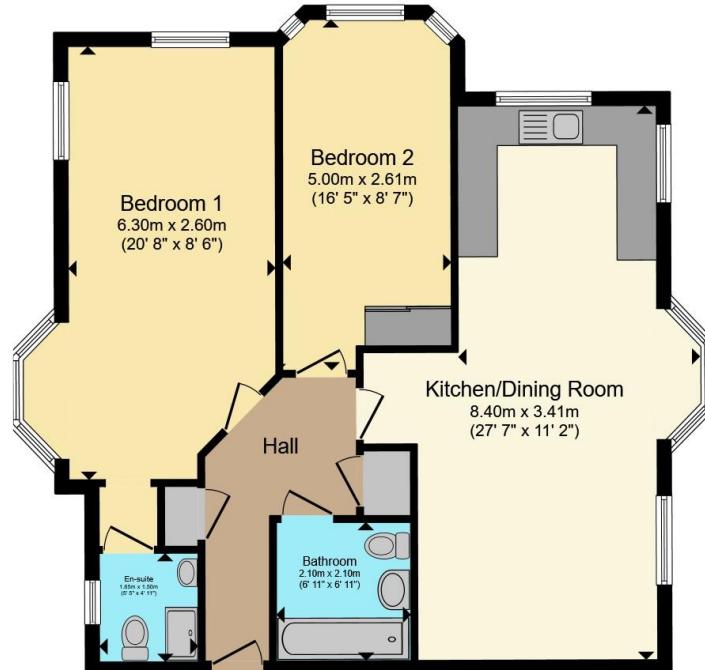
Outside

Having an allocated parking space with visitor spaces available and access to the communal entrance.

Agents Note

It is our understanding that the Property is currently pending application for the Land Registry Transfer Deed. Your conveyancer will take the necessary steps and advise you accordingly.





Floor Plan

Total floor area 81.9 m² (882 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

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To view this property please contact Connells on

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22 Springhead
 WEDNESBURY WS10 9AD

EPC Rating: C
 Council Tax
 Band: A

Service Charge:
 1959.52

Ground Rent:
 206.48

Tenure: Leasehold

view this property online connells.co.uk/Property/WED312156

This is a Leasehold property with details as follows; Term of Lease 150 years from 07 Jul 2006. 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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