



Connells

Queen Street
Wednesbury



Property Description

Fall in Love with Your First Step on the Property Ladder! – A Charming Wednesbury Maisonette Awaits!

Connells Estate Agents in Wednesbury are pleased to market for sale this one bedroom maisonette, offered with no upward chain.

To the ground floor the property benefits from it's own front entrance door, with private stair case leading to the apartment. Comprising off a cosy lounge, being open plan to the fully fitted kitchen, making this a great space to entertain guests. The fitted kitchen is move in ready, having space for all your necessary appliances. The apartment also benefits from have a light and spacious master bedroom and a tiled bathroom.

Externally, unlike regular apartments, this property has it's own driveway and garage, providing ease and extra storage space.

Ground Floor

Entrance Hallway

Having a double glazed front entrance door and stairs leading to the landing.

Landing

Having a double glazed window to the rear aspect, laminate flooring, ceiling light point, radiator and doors leading to the lounge, bathroom and storage cupboard

Lounge

11' 6" x 9' 1" (3.51m x 2.77m)

Having a double glazed window to the front aspect, laminate flooring, ceiling light point, radiator, open plan to the kitchen and door leading to the bedroom.

Kitchen

7' 3" x 5' 11" (2.21m x 1.80m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work tops over. Having a double glazed window to the front aspect, a sink with drainer, plumbing for a washing machine, space for a fridge/freezer, tiled splash backs, vinyl flooring, ceiling light point and an integrated electric oven with gas hob and cooker hood over.

Bedroom One

11' 6" x 7' 3" (3.51m x 2.21m)

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point, radiator and airing cupboard.

Outside

Having a tarmac driveway providing off road parking and path to the front door.

Garage

15' 3" x 8' 9" (4.65m x 2.67m)

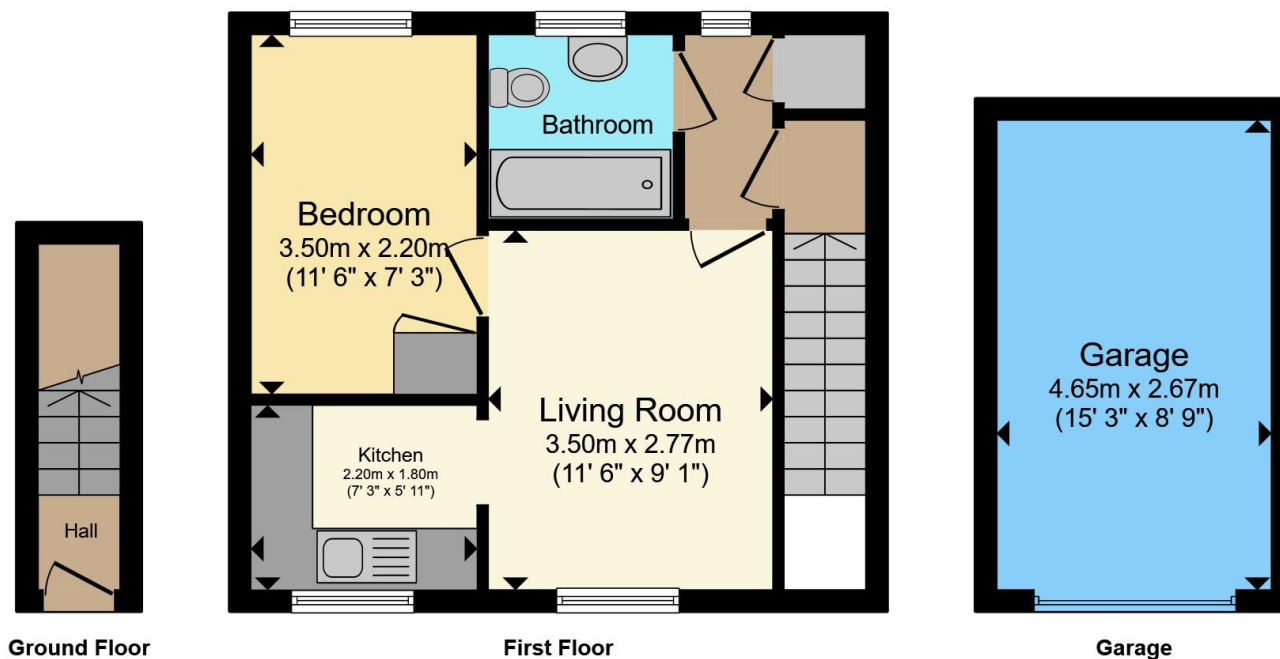
Having an up and over entrance door accessed from the front of the property.

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







Total floor area 47.1 m² (507 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 Spring Head
WEDNESBURY WS10 9AD

EPC Rating: C Council Tax
Band: A

Service Charge:
1139.52

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WED312553

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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