



**Connells**

Holyhead Road  
Wednesbury



### Property Description

Connells Estate Agents in Wednesbury are absolutely delighted to bring to market this stunningly presented and beautifully decorated ground floor apartment, situated on a popular and convenient development, with the added bonus of being no upward chain.

As you enter the property, you're greeted by a welcoming entrance hallway with a telecom system for added peace of mind. Inside, you'll discover two really good-sized bedrooms, offering comfortable living spaces. The kitchen is practical and ready for you, with all the necessary plumbing for your utilities and ample room for your appliances. The lounge is a real highlight – wonderfully spacious and perfect for relaxing after a long day.

Externally, the property boasts the fantastic convenience of allocated parking, plus there's plenty of visitor parking available.

Commuting is made easy with close proximity to both M6 junctions 9 and 10, and you're also well-connected with nearby train stations and metro links. Families will be pleased to know that local schools are just a short walk away, and you'll find a wealth of shops and amenities within easy walking distance. This is a fantastic opportunity to secure a wonderful home in a truly desirable area.

### Entrance Hall

Entrance door to side, telecom system to communal entry, storage cupboard, doors to lounge, kitchen, bedrooms and bathroom.

### Lounge

15' 1" x 11' 10" ( 4.60m x 3.61m )  
Double glazed window to front, electric radiator, carpeted and ceiling light point.

### Kitchen

9' 10" max x 6' 3" max ( 3.00m max x 1.91m max )  
Double glazed window to rear, fitted with a

range of wall and base units with work surfaces over, sink and drainer, electric oven and hob with cooker hood over, plumbing for washing machine, space for fridge freezer, vinyl flooring and ceiling light point.

### Bedroom One

10' 10" x 10' 6" ( 3.30m x 3.20m )  
Double glazed window to front, electric radiator, carpeted and ceiling light point.

### Bedroom Two

10' 2" x 6' 11" ( 3.10m x 2.11m )  
Double glazed window to rear, electric radiator, carpeted and ceiling light point.

### Bathroom

Double glazed window to rear, bath with shower over, wash hand basin, WC, heated towel radiator, part tiled walls, vinyl flooring and ceiling light point.

### Outside

Allocated resident parking space. Visitor parking available and access to communal entrance.





Total floor area 51.5 m<sup>2</sup> (555 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)



To view this property please contact Connells on

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22 Springhead  
WEDNESBURY WS10 9AD

EPC Rating: C Council Tax Band: B

Service Charge: 1200.00

Ground Rent: 180.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WED312148](http://connells.co.uk/Property/WED312148)**

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 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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