



**Connells**

Holyhead Road  
Wednesbury



Holyhead Road  
Wednesbury WS10 7DQ

for sale offers over  
**£130,000**



### Property Description

This modern, first-floor two-bedroom apartment is designed for those who appreciate space, light, and a layout that just "flows."

From the moment you walk through the door, you're greeted by a spacious hallway that sets the tone for the rest of the property. The heart of the home is undoubtedly the expansive lounge. It's a bright and airy sanctuary, thanks to the large double doors that invite a wealth of natural light to dance across the room. Just off the living area, you'll find a sleek, modern kitchen that makes everything from brewing your morning coffee to prepping a weekend feast a total breeze.

When it's time to wind down, the two generous double bedrooms offer plenty of room to breathe. The master suite is a real treat, featuring its own private en-suite—perfect for those busy mornings when you need your own space. For guests or family, there's also a stylish, contemporary family shower room that's as functional as it is polished.

Forget the stress of circling the block looking for a spot; this property comes with its own allocated parking space, giving you that extra peace of mind.

### Hallway

Entrance door to front, laminate flooring, storage cupboard and doors to living room, bedrooms and bathroom.

### Living Room

14' 1" x 11' 9" (4.29m x 3.58m )  
Double glazed patio doors to front aspect, x2 double glazed windows to front, electric fire, ceiling light point, laminate flooring and door leading to kitchen.

### Kitchen

Irregular Shaped Room 9' 11" x 8' 4" (3.02m x 2.54m)  
Double glazed window to side, fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor fan over, space for washing machine and ceiling light point.

### Bedroom One

Irregular Shaped Room 13' 5" x 8' 7" (4.09m x 2.62m)  
Double glazed window to side, electric heater, ceiling light point, carpet and door leading to en suite.

### En Suite

Shower cubicle, wash hand basin, WC, heated towel rail, part tiling to walls, ceiling light point and laminate flooring.

### Bedroom Two

9' 11" max x 9' 3" max (3.02m max x 2.82m max )  
Double glazed window to side, electric heater, ceiling light point and carpet.

### Parking

Resident allocated parking space.





Total floor area 80.6 m<sup>2</sup> (867 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**



To view this property please contact Connells on

**T 0121 556 2338**  
**E [wednesbury@connells.co.uk](mailto:wednesbury@connells.co.uk)**

22 Springhead  
 WEDNESBURY WS10 9AD

EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 1250.00

Ground Rent:  
 95.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WED312157](http://connells.co.uk/Property/WED312157)**

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.

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