



Connells

Tame Crossing
Wednesbury



Property Description

Nestled within a popular modern development in Wednesbury, Connells Estate Agents are pleased to market for sale this beautifully presented two-bedroom apartment.

The welcoming entrance hallway leads you into a bright and airy carpeted lounge with Juliet balcony. This inviting space flows into a contemporary fitted kitchen, creating an open-plan living space. The apartment boasts two generously sized bedrooms and a well presented family bathroom.

Outside the property benefits from having allocated parking and a communal entrance door.

The apartment is perfectly positioned close to local schools, an array of shops, and excellent transport links, including the train and metro. For those who travel further afield, the convenience of Junction 9 of the M6 motorway is just a short drive away.

Contact Connells Estate Agents in Wednesbury today to arrange your viewing!

Communal Entrance

Having a communal entrance door and stairs leading to the apartment.

Entrance Hallway

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

Lounge

15' 9" Max x 12' 7" Max (4.80m Max x 3.84m Max)

Having a double glazed window and Juliet balcony to the front aspect, carpeted flooring, two ceiling light points and an electric radiator.

Kitchen

8' 10" x 7' 7" (2.69m x 2.31m)

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

Bedroom One

12' 2" x 9' 2" (3.71m x 2.79m)

Having two double glazed windows to the front aspect, carpeted flooring, ceiling light point and an electric radiator.

Bedroom Two

9' 6" x 8' 6" (2.90m x 2.59m)

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

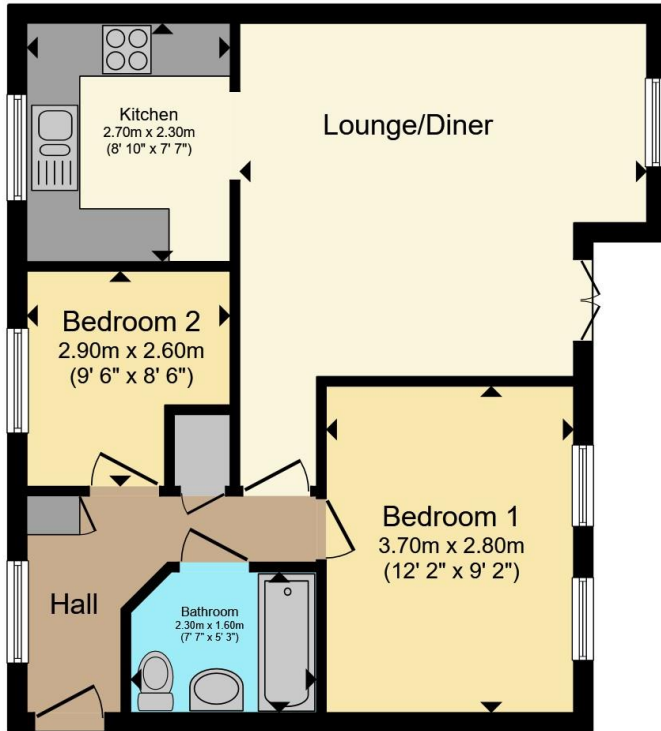
Bathroom

Having a bath with shower over, wash hand basin, WC, part tiled walls, laminate flooring and a ceiling light point.

Outside

Having a communal car park with allocated parking space.





Total floor area 66.0 m² (711 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



To view this property please contact Connells on

T 0121 556 2338
E wednesbury@connells.co.uk

22 Springhead
 WEDNESBURY WS10 9AD

EPC Rating: C Council Tax Band: A

Service Charge: 1898.00

Ground Rent: 115.29

Tenure: Leasehold

view this property online connells.co.uk/Property/WED311995

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2005. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WED311995 - 0006