

for sale

from **£165,000** Leasehold



Moubray Gardens Wednesbury WS10 0AF

A stunning collection of 1 and 2-bedroom apartments situated on Mounts Road, Wednesbury, where every detail has been thoughtfully considered to create a sanctuary you'll be proud to call home.



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Property Details

Apartment Layout:

- Lounge Area
- Kitchen Area
- Bathroom
- Two Bedrooms
- Balcony

Home Specification: Irregular Shaped Room x (x)

GENERAL INTERIOR:

- One double USB socket to kitchen, living room and Master Bedroom (standard sockets elsewhere).
- Fused spur is provided for future installation of security alarm by purchaser.
- BT point.
- Low energy white downlights to kitchen & main bathroom.
- Modern chrome circular LED ceiling light to ensuite & WC (if applicable).
- Energy efficient pendants to bedrooms.
- Painted MDF windowsills.
- Walls and ceilings painted in matt white emulsion.
- Woodwork painted in white satinwood.
- Oak Style doors with chrome finish lever door handles.

HEATING & VENTILATION

- Energy Efficient Boiler.
- Underfloor Heating (Ground Floor).
- Time and Temperature Zone Control with Delayed Start.
- General Purpose Room Thermostat.

KITCHEN

- Fitted Gloss Base and Wall Units.
- Laminate style Worktops - (Other colours and styles are available as an upgrade).
- Stainless Steel Oven (Electric).
- Stainless Steel Chimney Hood.
- Integrated Dishwasher.
- 1.0 Single bowl stainless steel sink with chrome finish tap.
- Worktop & upstands (no wall tiling).
- Space and power for Fridge Freezer.
- Space and connections for washing machine

FLOORING

- Tiling to Kitchen, Breakfast area, WC, Bathroom and Ensuite (where applicable).

BATHROOMS / ENSUITES

- Chrome taps.
- Chrome heated towel rail to ensembles & bathrooms.
- Electric shower to ensuite(s).
- Thermostatic shower over bath.
- Walls fully tiled around bath/shower.
- Wall tiles to splashbacks around sinks.
- Sanitary-ware to be gloss white (Bath, WC, Sink, Shower

Tray).

EXTERIOR

- External up and down wall light with PIR detection to front
- External tap to rear.
- Windows and External doors.
- Boundary Fencing: Concrete posts, gravel boards and pressure treated panels (where applicable).
- Boundary Wall: Screen Wall (where applicable).

UPGRADES AVAILABLE UPON REQUEST (Depending on Build Stage)

Energy Efficient Features:

- Energy saving Energy efficient boilers.
- Thermostatic control to all radiators.
- Energy efficient light fittings throughout.
- Underfloor heating in all homes for efficient heating.
- All homes are 'A' Rate providing high standard of energy efficient units.
- Time and temperature zone control with delayed start.

Disclaimer:

1. These particulars are for guidance only and room sizes may vary slightly to those shown.
2. Images used are for illustrative purposes only.
3. The Developer continuously develops their product and individual features, components and specification may vary.
4. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any aspect or feature of the property for the purposes of the Property Misdescriptions Act 1991 or at all, nor do they constitute a contract, part of a contract or a warranty.

To view this property please contact Connells on

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22 Spring Head
WEDNESBURY WS10 9AD

Property Ref: WED312018 - 0004

Tenure:Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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