

Connells

Manifold Way
Wednesbury

Manifold Way
Wednesbury WS10 0GB

for sale offers in excess of
£85,000







Property Description

Connells Estate Agents in Wednesbury are pleased to present for sale this well-positioned one bedroom apartment, situated on a popular modern development in Wednesbury. Offered with no upward chain, this property would make an ideal first-time purchase or an excellent investment opportunity.

The accommodation briefly comprises a spacious double bedroom, a bright and welcoming lounge, a fitted kitchen and a part-tiled bathroom fitted with a bath and shower over.

Conveniently located, the property benefits from excellent transport links, including both public transport and nearby motorway connections. A range of popular shops, amenities and everyday conveniences are also within easy walking distance.

Communal Entrance Door

Entrance Hallway

Lounge

Kitchen

Master Bedroom

Bathroom

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









To view this property please contact Connells on

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

22 Spring Head
WEDNESBURY WS10 9AD

EPC Rating: C

Council Tax Band: A

Service Charge: 1301.40

Ground Rent: 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WED312177

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.