

## 34 Fusion Way, Wednesbury, WS10 8WB

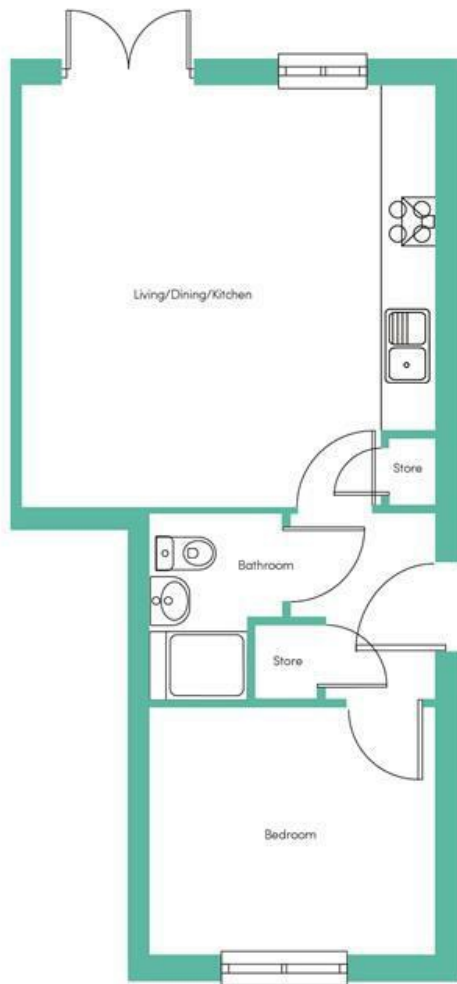
Nestled alongside the Walsall Canal, the site is situated 3.5 miles east of Wolverhampton City Centre with easy access to Wolverhampton Train station, as well as the M6.

The Ashdown is a beautiful self-contained garden apartment featuring one double bedroom and a light living and dining space perfect for entertaining. Entering through your own private access, immediately in front is the shower room. To one side is the spacious living, dining and kitchen area with fitted appliances including hob, oven, washing machine and fridge freezer. Offering the perfect place to eat and entertain, this space leads out through double doors into your private garden area, perfect to enjoy in the evenings.

On the other side of the entrance way is the spacious double bedroom with built in storage, giving you place for your belongings and room to relax.

- Private entrance
- Garden apartment with private space
- First floor apartments with Juliet balcony\*
- Security Alarm
- Dishwasher
- Fridge-freezer
- Washing/drying machine
- Modern kitchen worktops and units

### £575 PCM



Ashdown

Living/Kitchen/Dining

4.68 x 4.78m (15'5" x 15'8")<sup>†</sup>

Bathroom


1.51 x 2.12m (5'0" x 7'0")<sup>†</sup>

Bedroom

3.23 x 2.81m (10'7" x 9'3")<sup>†</sup>

 **SIMPLE LIFE**  
SIMPLELIFEHOMES.CO.UK

These measurements may vary slightly by plot. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and we reserve the right to amend the specifications as necessary and without notice. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Images are indicative only.  
<sup>†</sup> Denotes longest measurement taken.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	