



Queens Court, Off Cannock Road, Fallings Park

Offers In Region Of £95,000

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A SECOND FLOOR APARTMENT WITH TWO BALCONIES IDEAL FOR BENTLEY BRIDGE, NEW CROSS HOSPITAL AND MOTORWAY COMMUTORS - REF LC1235

Lee Cooke Personal Estate Agents presents this second floor apartment, conveniently located for sought-after schools, New Cross Hospital, and Bentley Bridge Retail Park, offering an abundance of local shopping.

The property is approached via a communal garden area, pathway, and secure entry system, with stairs leading to the main inner hallway. Internally, the apartment comprises a hallway, two spacious balconies, a fitted kitchen with adjoining dining area, a spacious lounge, a fitted shower room, and a master bedroom.

This property represents an ideal opportunity for first-time buyers or investors. For further details, please contact Lee Cooke Personal Estate Agents.

Location & Area

The apartment benefits from excellent transport links, with the M54 and M6 motorways easily accessible. Nearby amenities include New Cross Hospital, Wednesfield Shopping Centre, Bentley Bridge Retail Park, popular schools, and Wolverhampton City Centre and University.





Communal Entrance

Accessed via a communal entrance with a push-button security entry system. Stairs lead to the first-floor landing, with a further doorway providing access to the second-floor communal landing.

Inner Hallway

Accessed from the communal landing, featuring a wall-mounted phone entry system, laminate flooring, loft access, and doors leading to various rooms.

Lounge – 14'9" x 11'6" (max)

A spacious and light room with a double-glazed window to the front, laminate flooring with feature surround, central heating radiator, and a door leading to the inner hallway.





Kitchen – 9'8" x 9'0"

Fitted with a selection of wall and base units and roll-top work surfaces. Includes a single drainer sink unit, space for cooker, and a double-glazed window to the rear. A door leads into the adjoining dining area/utility.

Dining Area / Utility – 10'9" (max) x 7'2" (min) x 6'0"

With double-glazed French doors opening onto Balcony One, a door leading to the communal landing, and an additional storage cupboard. Ideal for dining or utility use.

Balcony One

Accessed via French doors from the dining area/utility, featuring balustrades and overlooking the rear communal gardens.

Bedroom – 13'3" x 10'2"

A generous double bedroom with laminate flooring, central heating radiator, and double-glazed French doors opening onto Balcony Two.

Balcony Two

Accessed from the bedroom via French doors, complete with balustrades and pleasant views over the communal grounds.

Shower Room

Fitted with a walk-in shower, wall-mounted wash basin, low-flush WC, airing cupboard, central heating radiator, laminate flooring, and a double-glazed window to the front.

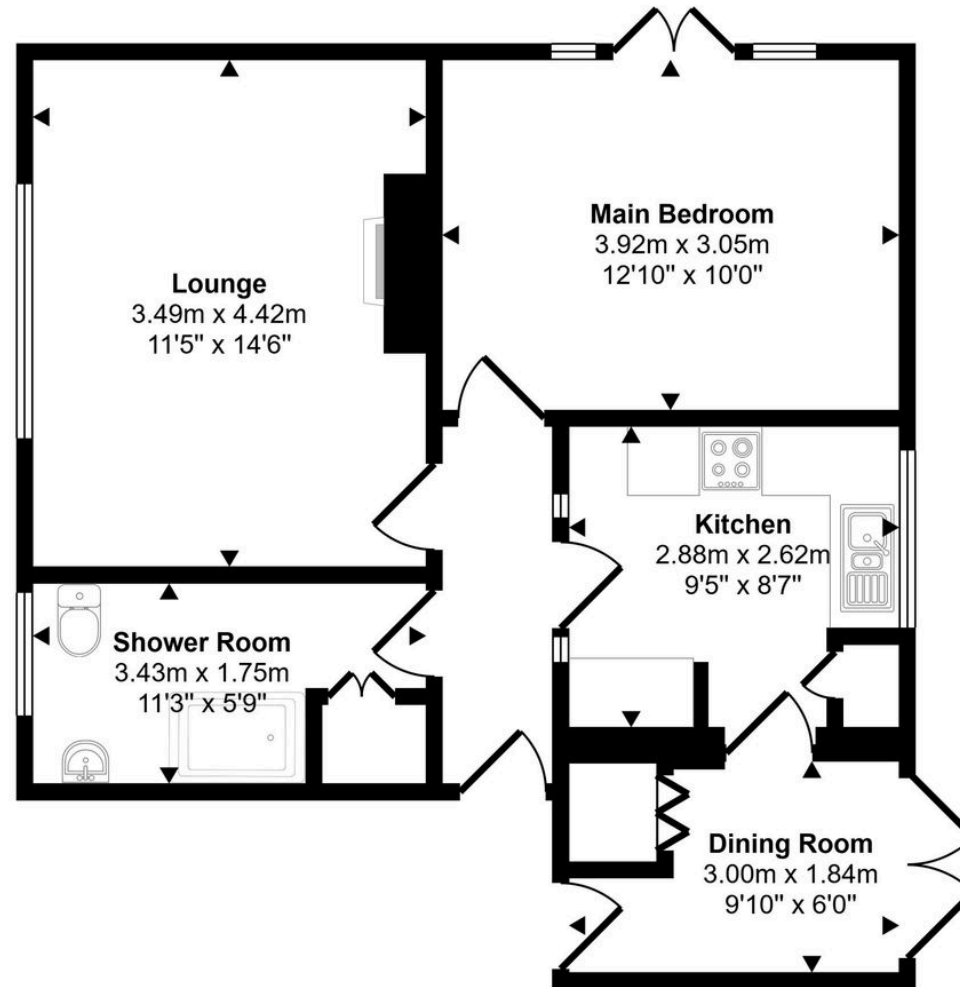
Communal Grounds

Well-maintained communal gardens with wrought iron fencing, shared pathways, and lawned areas to the front and rear, providing a pleasant outdoor environment.





Approx Gross Internal Area
53 sq m / 571 sq ft



Floorplan