



Connells

Broad Gauge Way
City Centre Wolverhampton



Property Description

Are you looking for an investment property close to Wolverhampton City Centre? Look no further. This fantastic one bedroom first floor flat offers fantastic accommodation.

The property is accessed via an intercom system has a small entrance hall, open plan kitchen/ lounge, bedroom and bathroom. This property would be suited to a first time buyer, first time landlord or investor looking to expand their portfolio.

Location And Area

Located a stones throw from Wolverhampton trains station which offer excellent commuting links into Birmingham and beyond. This property is also located close to local amenities including shops, restaurants, bars, leisure facilities, dentists and doctors.

Communal Entrance

Communal entrance with intercom entry system.

Entrance Hall

Door to front two storage cupboard doors, central heated radiator doors to various rooms.

Lounge

13' 1" x 10' 7" (3.99m x 3.23m)

Double glazed window to front, panelled radiator, door to entrance hall.

Kitchen

6' 3" x 7' 4" (1.91m x 2.24m)

Range of wall and base units, integrated cooker and hob with extractor hood, roll top work surfaces, space for fridge freezer, one and a half stainless steel sink drainer.



Bedroom

11' x 10' 4" (3.35m x 3.15m)

Double glazed window to side, electric radiator, door to hall way.



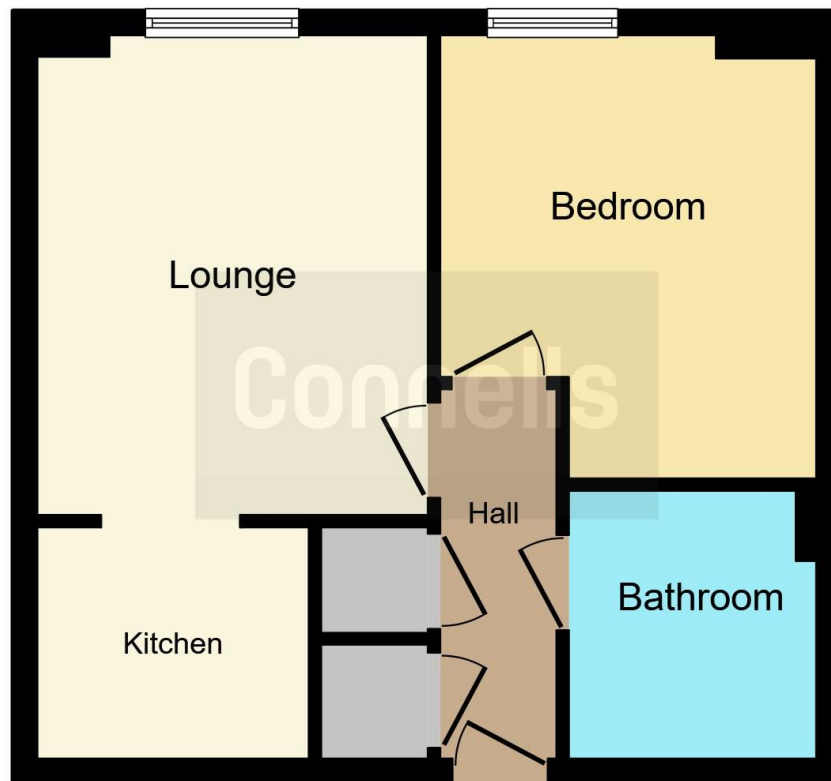
Bathroom

Panelled bath, wash hand basin, low flush wc, electric towel radiator, waterfall mixer shower.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH309344

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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