



Connells

Willenhall Road
Eastfield Wolverhampton



Property Description

Connells Wolverhampton bring to the market this fantastic two bedroom ground floor apartment.

The property benefits from being located on the ground floor, the property is in a fantastic condition throughout and benefits from having an entrance hall, lounge, modern fitted kitchen, two good sized bedrooms and a bathroom, garden to front and rear, Juliet balcony to rear with allocated parking space.

Location And Area

Offering fantastic commuting access to Birmingham, Wolverhampton and Willenhall areas, just a stone's throw away from the Moseley Road linking to the Black Country route and M6 motorways.

Kitchen

7' 9" x 9' 4" (2.36m x 2.84m)

Range of wall and base units with roll top work surfaces, stainless steel drainer sink, fitted oven, fitted hob, electric radiator, space for fridge freezer, space for washing machine, double glazed window to front, door to entrance hall.

Lounge

10' 1" x 15' 1" (3.07m x 4.60m)

Two radiators, tv aerial point, double glazed doors leading to a Juliet balcony to rear, door to entrance hall.

Entrance Hall

Doors to various rooms, electric radiator, storage cupboard, double glazed door to front.



Bedroom One

11' 6" x 11' 3" (3.51m x 3.43m)

Double glazed window to rear, radiator, door to entrance hall.

Bedroom Two

9' 9" x 11' 3" (2.97m x 3.43m)

Double glazed window to front, panel electric radiator, door to entrance hall.

Bathroom

Panelled bath with a pedestal sink, low flush toilet, double glazed window to rear, electric radiator, extractor and door to entrance hall.

Outside Front

Lawned area to front.

Outside Rear

Small communal garden area with one allocated parking space.

Agents Note

The service charge and ground rent has been advised to us by the vendor, your own check should be done with your own legal conveyancer.









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: D

Tenure: Leasehold

view this property online [connells.co.uk/Property/WVH326345](https://www.connells.co.uk/Property/WVH326345)

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.

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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