



Connells

Vine Close
Fordhouses Wolverhampton



Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale this beautifully presented first floor apartment situated close to the i54 commercial development and M54 and M6 motorways. The property is available to purchase with or without the current tenant (subject to terms and conditions). Viewing is highly recommended.

Externally the property has communal ground with gated secure parking, security entry system leading to main apartment, entrance hall with phone entry system, large lounge diner, fitted breakfast kitchen, two bedrooms, en-suite and bathroom.

The Location & Area

Situated just off the main Stafford Road with commuting links the M54 and M6 motorways. The i54 commercial development is just a stone's throw away making this property an ideal buy to let purchase, first time purchase or retiree. Schools, doctors and dentists are also relatively close by and shopping can be found within Wolverhampton and Wednesfield's Bentley Bridge retail park.

Communal Entrance

Door leading to rear access, push button entry system, stairs leading to communal landing.

Entrance Hall

Door leading to first floor landing, phone entry system, storage cupboard, smoke alarm, doors to various rooms.

Lounge Diner

19' 2" x 13' 2" max narrowing to 11' min (5.84m x 4.01m max narrowing to 3.35m min)

Double glazed french doors with Juliet balcony overlooking the communal grounds, double glazed bay window to side, door leading to inner hall, archway leading to kitchen, two storage heaters, smoke alarm.

Breakfast Kitchen

11' x 7' 3" (3.35m x 2.21m)

Double glazed window to front and side, archway leading to lounge diner, wall and base units with roll top work surfaces, electric hob, oven and extractor, one and half drainer sink unit.



Bedroom One

11' 8" x 9' 4" (3.56m x 2.84m)

Double glazed window to rear, wall heater, door to en-suite, door to entrance hall.

En-Suite One

Walk-in shower cubicle, pedestal wash basin, low flush toilet, heated towel rail, extractor fan, door leading Bedroom One.

Bedroom Two

13' 6" into bay x 8' (4.11m into bay x 2.44m)

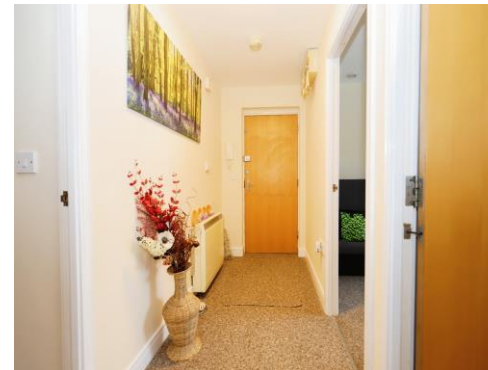
Double glazed window to front, wall heater, door to entrance hall.

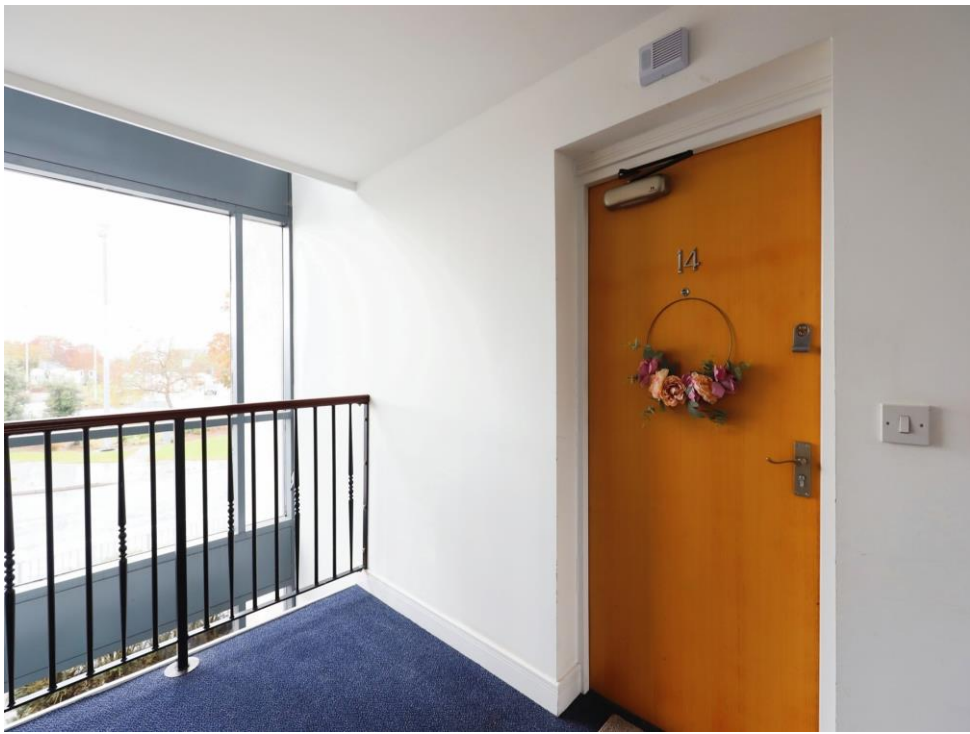
Bathroom

Double glazed window to front, fitted suite with a walk-in shower cubicle, panelled bath, pedestal wash basin, low flush toilet, airing cupboard, shaver point, part tiled walls, extractor fan, door to entrance hall.

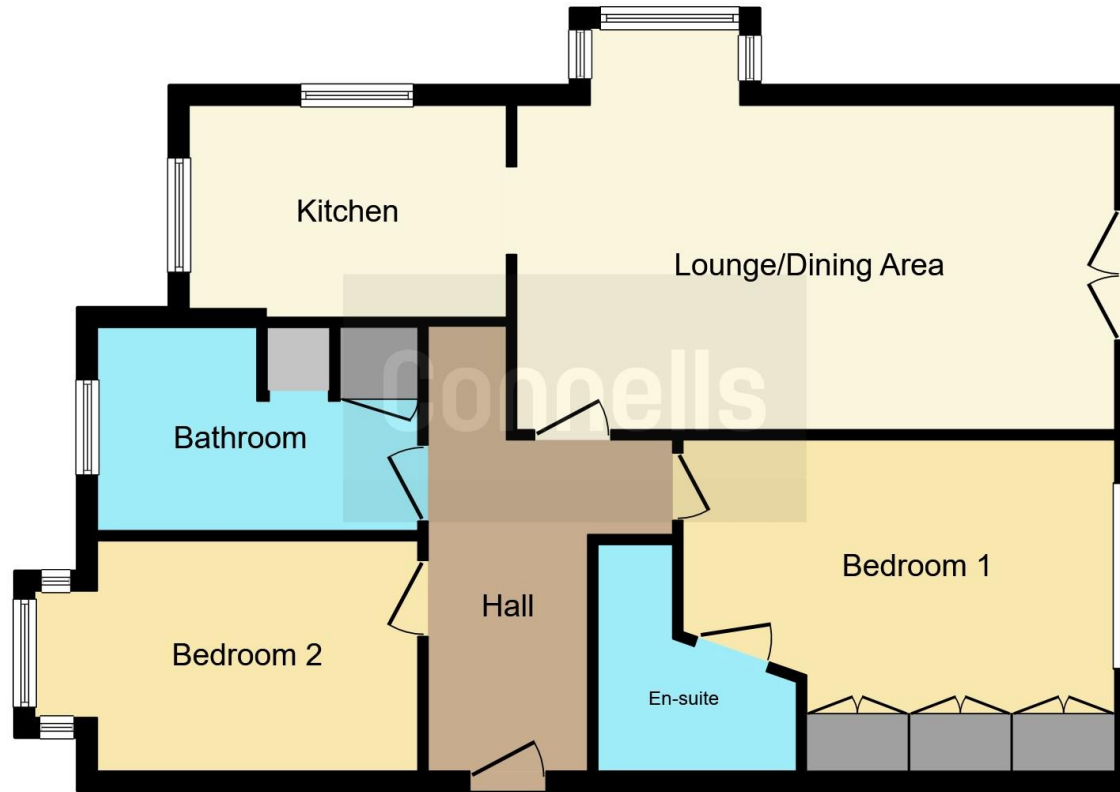
Outside

One allocated parking space with gated secure entry system and communal grounds to rear.









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/WVH326379

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2004. 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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