



**Connells**

Albion Street  
City Centre Wolverhampton



### Property Description

Connells Wolverhampton bring to the market this CHAIN FREE City centre apartment. Viewing is highly recommended to appreciate this property and the proximity to Wolverhampton City centre.

Internally this property is in move in condition and comprises of an entrance hall, large open plan lounge diner, two bedrooms, en-suite and bathroom. Externally there is a useful patio area and one allocated parking space.

### The Location & Area

Situated just a stone's throw away from Wolverhampton City Centre and Wolverhampton Train Station offering fantastic commuting access to Birmingham, London and many other rail link areas. Wolverhampton Bus station is also nearby and links from Willenhall Road to the Black Country Route which links to M6 motorway

### Communal Entrance

Door to front, intercom entry system, access to all floors.

### Entrance Hall

Secure intercom entrance, door to communal entrance hall.

### Open Plan Lounge Kitchen

28' 6" into recess x 11' 5" max ( 8.69m into recess x 3.48m max )

Double glazed door to rear, double glazed window to front, rear and side, a range of wall and base units with integrated oven, hob, extractor, space for appliances, storage cupboard, water tank storage cupboard, door to entrance hall, door to patio area.



### **Bedroom One**

8' 9" x 11' 1" into wardrobe ( 2.67m x 3.38m into wardrobe )

Double glazed window to rear, fitted wardrobe, electric heater, door to en-suite, door to entrance hall.

### **En-Suite**

Pedestal sink, low flush toilet, shower cubicle with mixer shower, electric heater, door to Bedroom One.

### **Bedroom Two**

7' 5" plus door recess x 7' 11" ( 2.26m plus door recess x 2.41m )

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

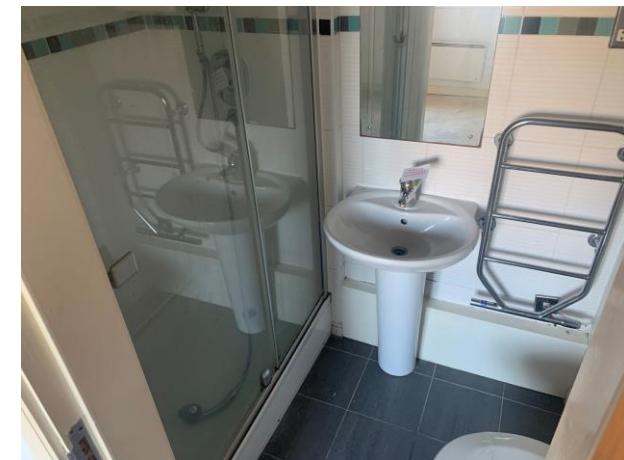
### **Bathroom**

Double glazed window to front, low flush toilet, pedestal sink, panelled bath with mixer shower over, electric heater, door to entrance hall.

### **Outside**

Patio area which allows outside seating and one allocated parking space.





To view this property please contact Connells on

**T 01902 710 170**

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WOLVERHAMPTON WV1 4EX

**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH327461](https://www.connells.co.uk/Property/WVH327461)**

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.

Tenure: Leasehold



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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