



Connells

Park Hall Gardens Rosemary Avenue
Goldthorn Wolverhampton



Property Description

An excellent opportunity to purchase a spacious two bedroom upper floor apartment offering wonderful living accommodation. Ideally suited for first time buyers or investors, situated in a popular residential area close to local shops and local bus routes. Viewing is highly recommended.

Internally the property benefits from communal entrance, entrance hall, lounge with feature Juliet balcony, fitted kitchen, two bedrooms and a family bathroom. Externally the property benefits from communal grounds and a mixture of communal and allocated parking.

Location And Area

Set to the south of Wolverhampton City Centre placed in the Goldthorn Park area with numerous local parks and schools, easy access to Penn Common and Birmingham New Road.

Communal Entrance

Communal door to front, stairs to various floor, door to main entrance.

Entrance Hall

Door to front, intercom entry system, storage cupboard, storage heater, doors to various rooms.

Lounge

15' 3" max x 16' 1" max (4.65m max x 4.90m max)

Double glazed window to front, Juliet balcony, TV point, storage heater, opening into kitchen, door to entrance hall.

Kitchen

8' 1" x 8' 8" (2.46m x 2.64m)

Fitted kitchen with a selection of wall and base units, roll top worksurface, electric oven, electric hob, stainless steel sink drainer one bowl, space for a fridge freezer, plumbing for washing machine, opening to lounge.



Bedroom One

13' 1" max x 8' 8" max (3.99m max x 2.64m max)

Juliet balcony, TV point, storage heater, door to entrance hall.

Bedroom Two

11' 7" max x 6' 2" max (3.53m max x 1.88m max)

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

Bathroom

Panelled bath with mixer taps and tiled walls, wash hand basin, low flush wc, door to entrance hall.

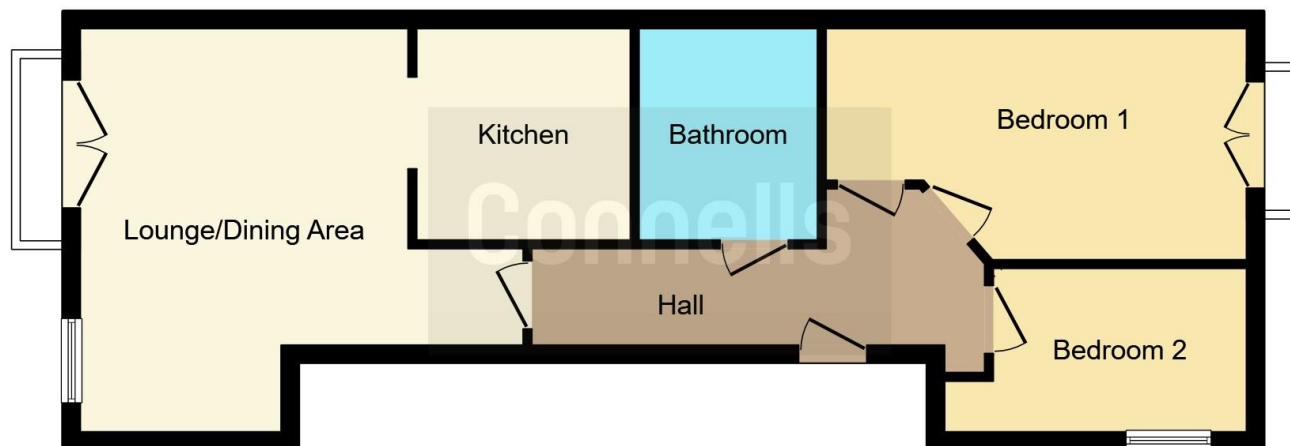
Outside

Communal grounds with lawned area and trees and shrubs, pathway to development and a mixer of communal and allocated parking.









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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EPC Rating: C

Tenure: Leasehold

view this property online [connells.co.uk/Property/WVH326885](https://www.connells.co.uk/Property/WVH326885)

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2005. 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.

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