



**Connells**

Charles Hayward Drive  
Sedgley Wolverhampton



# Charles Hayward Drive Sedgley Wolverhampton WV4 6GB

for sale offers over  
**£150,000**



## Property Description

Connells Wolverhampton bring to the market this fantastic and immaculately presented two bedroom top floor apartment on a sought after residential development. Internally the property has been maintained to an extremely high standard and must be viewed in order to appreciate.

The property comprises of communal entrance, entrance hall, large open plan entertain lounge kitchen, two bedrooms and bathroom. Externally there are two allocate parking space and communal gardens.

## Open Plan Lounge Kitchen

19' 7" x 13' ( 5.97m x 3.96m )

Two double glazed windows to side, feature breakfast bar area, a range of wall and base units, integrated oven, hob and extractor, integrated fridge freezer, space for washing machine, inset sink.

## The Location & Area

Set to the south of Wolverhampton City Centre close to the Ettingshall Park area with a range of highly regarded local schooling and fantastic commuting links to Sedgley, Wolverhampton, Birmingham and Dudley via Wolverhampton Road East and Birmingham New Road. Coseley Rail Station is approximately 1.7 miles away.

## Communal Entrance

With secure intercom entry system.

## Entrance Porch

Door to front, door to entrance hall.

## Entrance Hall

Door to front, doors to various rooms.



### **Bedroom One**

Double glazed window to front, central heating radiator, loft access, door to entrance hall.

### **Bedroom Two**

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

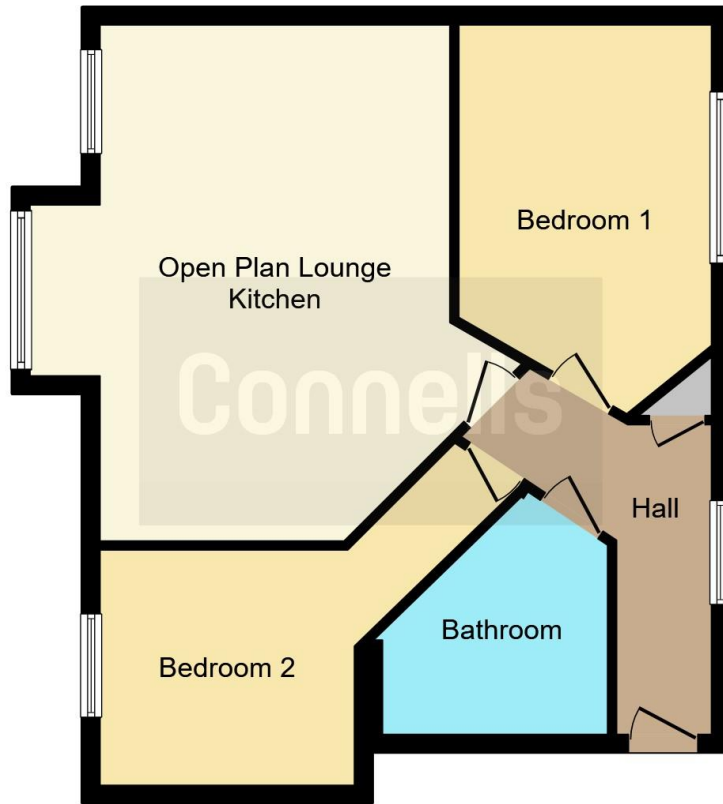
### **Bathroom**

Panelled bath with mixer shower over, pedestal sink, low flush toilet, door to entrance hall.

### **Outside**

Two allocated parking space and communal grounds.





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

**T 01902 710 170**  
**E wolverhampton@connells.co.uk**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH327968](https://www.connells.co.uk/Property/WVH327968)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2013. Should you require 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.

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