



Connells

Broad Gauge Way
City Centre Wolverhampton



Property Description

Connells Wolverhampton brings to the market this exceptionally well presented and stylishly decorated two bedroom city centre apartment, internally this property has been exceptionally well maintained by the current vendors and must be viewed in order to appreciate.

The property currently comprises of a secure communal entrance hall with intercom access, internal entrance hall, lounge with feature Juliet balcony, area for a dining table leading to a modern and stylishly fitted kitchen. There are two well proportioned bedrooms as well as an en-suite shower room and a separate family bathroom.

Viewing is highly recommended in order to appreciate the condition of the property on offer.

Communal Entrance Hall

Lift and secure intercom access.

Entrance Hall

Door to communal entrance hall, doors to various rooms, two storage cupboards, and intercom access.

Lounge

10' 1" x 11' (3.07m x 3.35m)

Double glazed Juliet balcony, double glazed window, electric panelled radiator, door to entrance hall, open to kitchen and dining area.

Kitchen

9' 6" x 11' (2.90m x 3.35m)

Range of stylish wall and base units, integrated oven, hob and extractor, space for a washer, space for a fridge freezer, feature spotlights, space for a slimline dishwasher open to lounge.

Location And Area

Set just outside Wolverhampton City Centre and within walking distance to Wolverhampton Rail Station, this property is ideally situated for fantastic local amenities and shopping facilities provided by Wolverhampton City Centre and Bentley Bridge Retail Park.



Bedroom One

12' 4" x 9' 2" (3.76m x 2.79m)

Double glazed window to rear, radiator, door to landing, door to en-suite

En-Suite

Low flush toilet, corner cubicle with shower over, radiator, wash hand basin, extractor fan, door to bedroom one.

Bedroom Two

9' 2" x 10' 5" (2.79m x 3.17m)

Double glazed window to rear, radiator, door to landing.

Bathroom

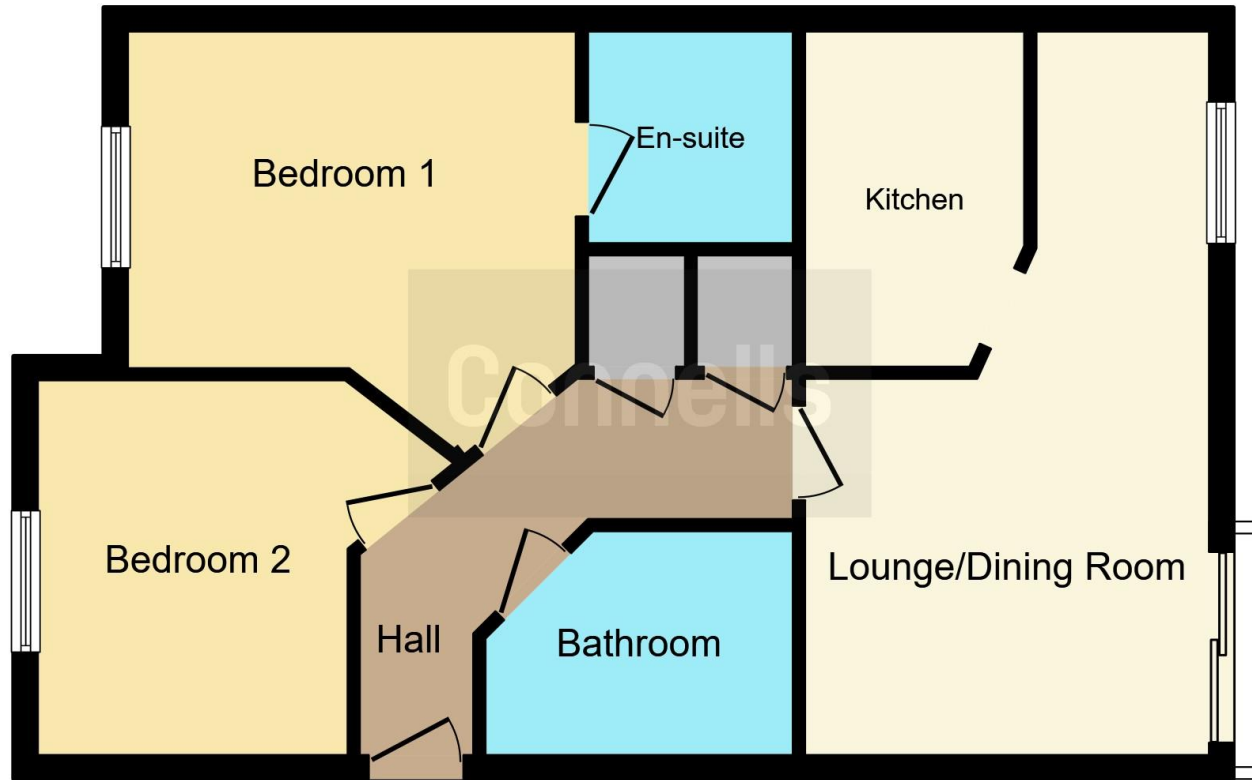
Panelled bath with mixer shower over, radiator, low flush toilet, wash hand basin, spotlights, door to landing.

External

One allocated parking space as well as delightful communal gardens.







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/WVH327960

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2008. 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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