



**Connells**

Albion Street  
Wolverhampton



### Property Description

Connells Wolverhampton bring to the market this fantastic and immaculately presented chain free two bedroom city centre apartment. Internally the property is maintained to an extremely high standard and benefits from sitting at the far end of the development which makes the property feel more secluded from some of the other neighbouring apartments.

Internally the property comprises of communal entrance hall, internal entrance hall, two bedrooms, en-suite shower room, bathroom, good sized lounge with Juliet balcony and a modern fitted kitchen. Externally there is allocated parking spot and communal grounds.

Viewing is highly recommended

### Location And 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 Hall

Stairs, secure intercom access.

### Entrance Hall

Secure intercom access, door to communal entrance hall, doors to various rooms.

### Lounge

Double glazed window to side, Juliet balcony with french doors, radiator, door to entrance hall, open to kitchen.

### Kitchen

Range of stylish wall and base units, with double glazed window to rear, integrated oven, hob and extractor, integrated dishwasher, point for washing machine, sink, feature spotlights.



### Bedroom One

8' 8" x 11' 5" ( 2.64m x 3.48m )

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

### En-Suite

Mixer shower in cubicle, pedestal sink, low flush toilet, door to bedroom one.

### Bedroom Two

7' 6" x 8' 2" ( 2.29m x 2.49m )

Double glazed window to front, radiator, door to entrance hall.

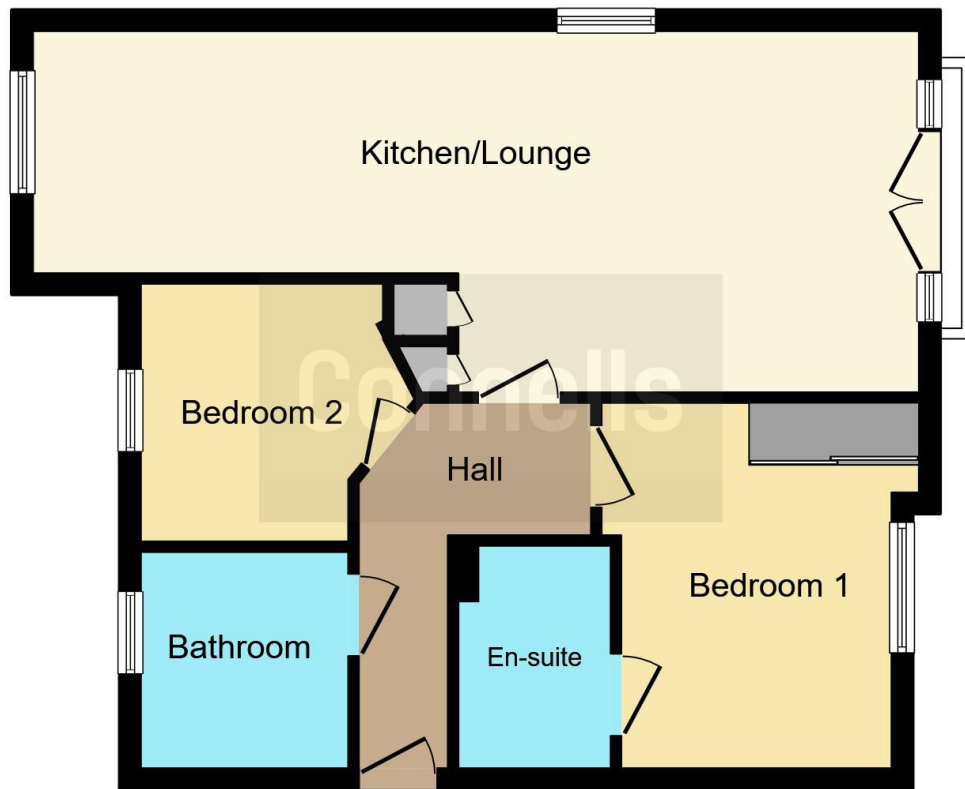
### Bathroom

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

### External

One allocated parking spot 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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WVH328063](https://www.connells.co.uk/Property/WVH328063)**

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

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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