



Connells

Broad Gauge Way
City Centre Wolverhampton



Property Description

Connells Wolverhampton have the pleasure of bringing to the market this immaculately presented two bedroom fourth floor apartment located in Wolverhampton City Centre. Internally the property has been maintained to an extremely high standard and should be viewed in order to appreciate. The property benefits from sitting a short distance away from the city centre with Wolverhampton train station being a short walk away.

The property comprises of a secure communal entrance hall, internal entrance hall, large over 20ft long entrainment style lounge/ kitchen with double glazed sliding door and Juliet balcony with far reaching views, two bedrooms, en-suite, separate family bathroom. Externally there is a large communal garden and an allocated parking space.

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.

Communal Entrance Hall

Stairs, lift, secure intercom entry.

Entrance Hall

Door to front, doors to various rooms, storage cupboard, airing cupboard, secure intercom entry.

Lounge/ Kitchen

20' 8" x 11' 5" (6.30m x 3.48m)

Double glazed window to front, double glazed sliding door to front, double glazed window to side, Juliet balcony. The kitchen area has a range of wall and base units with an integrated oven, hob, extractor, integrated fridge freezer, integrated washer dryer, space for a dining table, tiled floor, open to the lounge area.

Bedroom One

13' 1" x 10' (3.99m x 3.05m)

Double glazed window to side, electric radiator, door to en-suite.

En-Suite

Mixer shower in cubicle, low flush toilet, wash hand basin, radiator, door to bedroom one.

Bedroom Two

9' 3" x 9' 1" (2.82m x 2.77m)

Double glazed window to side, electric radiator, door to entrance hall.

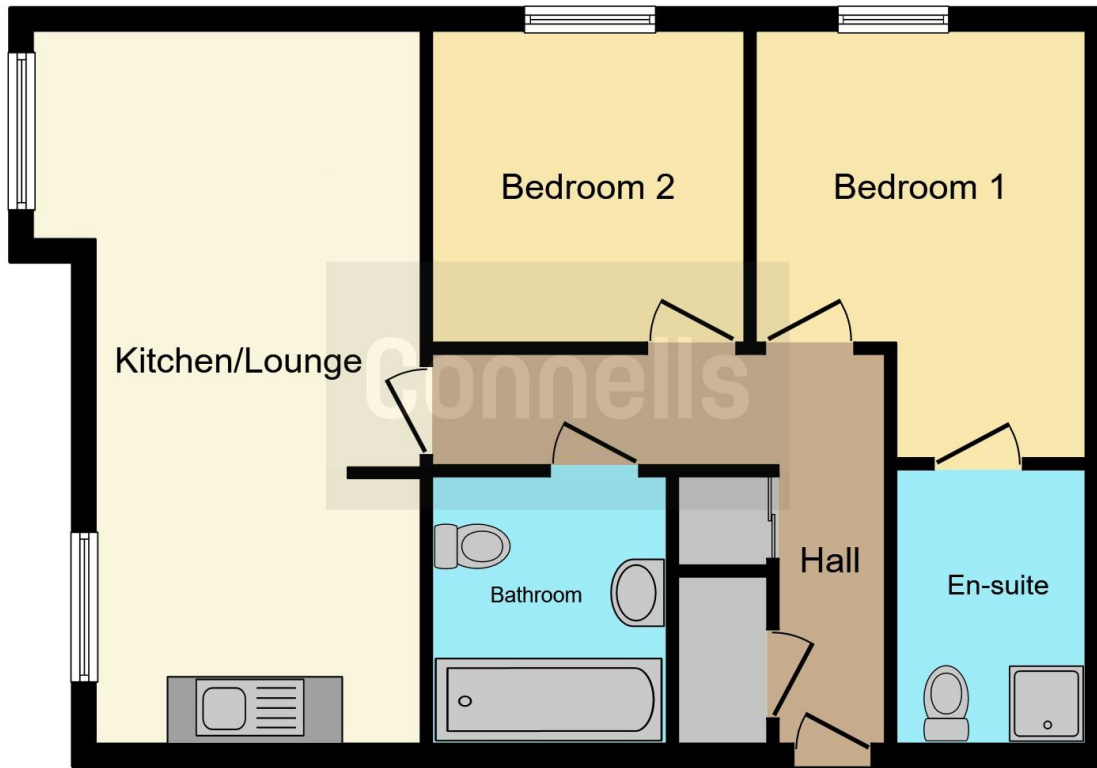
Bathroom

Panelled bath, low flush toilet, wash hand basin, door to entrance hall.

External

Large communal grounds and an allocated parking space with secure keycode entry.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Awaited

view this property online connells.co.uk/Property/WVH329537

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 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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