



**Connells**

Charles Hayward Drive  
Sedgley Wolverhampton





### Property Description

Connells Wolverhampton have the delight to bring to the market this CHAIN FREE two bedroom ground floor apartment on a popular residential estate. Internally the property is in good condition and must be viewed in order to appreciate.

Internally the property comprises of entrance hall, large entertainment style lounge kitchen, two generously proportioned bedrooms and good size bathroom. Externally there are well maintained communal gardens and two allocated parking spaces.

### 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

Intercom entry system, access to all floors.

### Entrance Hall

Door to communal entrance, intercom entry system, central heating radiator, telephone point, door to lounge.

### Open Plan Lounge Kitchen

22' 6" max x 14' 4" max ( 6.86m max x 4.37m max )

### Kitchen Area

Double glazed window to side, modern fitted kitchen with a range of wall and base units, roll top work surfaces, tiled splashback, one and half stainless steel drainer sink, electric oven, gas hob, extractor fan, integrated appliances to including microwave, fridge freezer, washing machine and dishwasher, central heating radiator, open to lounge area, door to entrance hall, door to inner hall.

### Lounge Area

Double glazed window to side, central heating radiator, telephone point, open to kitchen area.

### Inner Hall

Central heating radiator, doors to various rooms.

### **Bedroom One**

Two double glazed windows to side, fitted wardrobes, central heating radiator, TV aerial point, door to inner hall

### **Bedroom Two**

Double glazed window to rear, central heating radiator, TV aerial point, door to inner hall

### **Bathroom**

Double glazed window to side, panelled bath, shower cubicle, tiled walls, pedestal sink, wash hand basin, low flush toilet, extractor fan, door to inner hall.

### **Outside**

Two numbered parking space, large highly maintained communal grounds.

### **Agents Note**

We are awaiting the full details regarding services charge and ground rent.



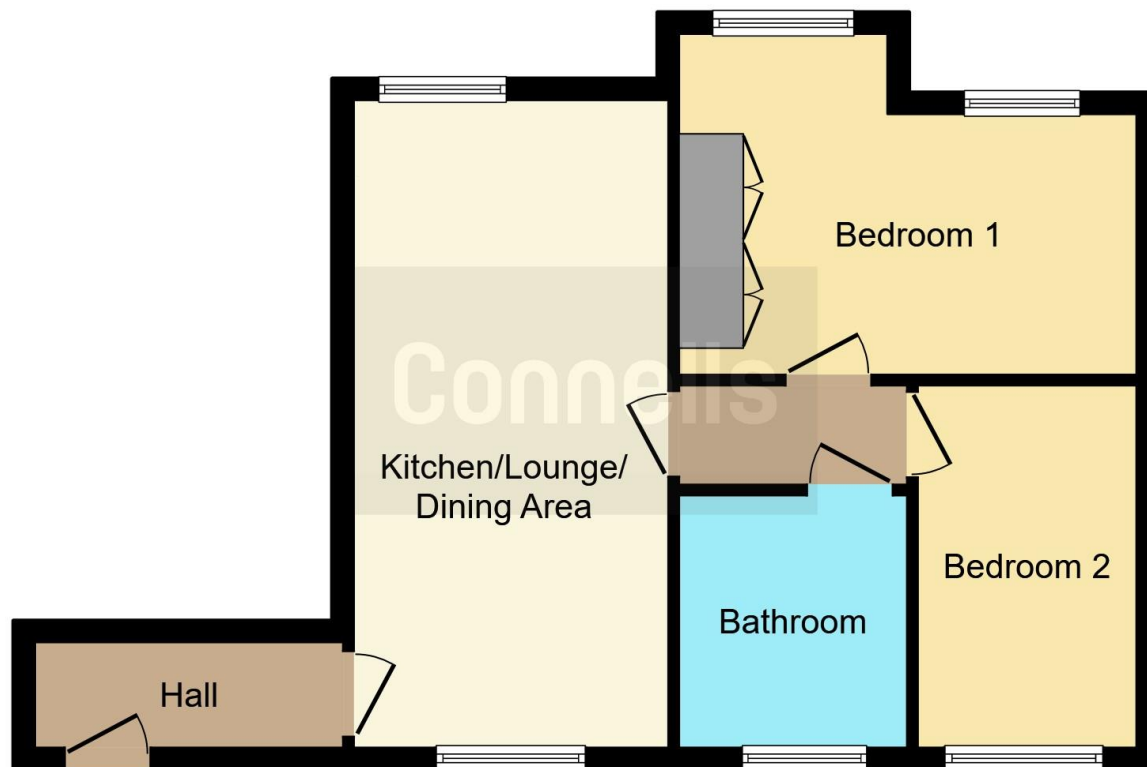












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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/WVH329409](http://connells.co.uk/Property/WVH329409)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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