



Connells

Parkhall Gardens Rosemary Avenue
Wolverhampton



Property Description

Connells Wolverhampton have the delight of bringing to the market this deceptively spacious and well maintained GROUND FLOOR apartment in the popular Goldthorn Hill area. Internally the property has been maintained to an extremely high standard and must be viewed in order to appreciate.

The property comprises of secure communal entrance hall with intercom access, entrance hall, large and stylish lounge with Juliet balcony, modern fitted kitchen, two bedrooms and modern bathroom. Externally there are communal ground and one allocated parking space.

The Location & Area

Set to the south of Wolverhampton City Centre placed in the Goldthorn Park area with numerous local parks and schools, easy access to Penn Common and Birmingham New Road.

Communal Entrance Hall

Secure intercom access, access to all floors.

Entrance Hall

Intercom access, storage cupboard housing water tank, doors to various rooms.

Lounge

13' 9" x 15' 5" (4.19m x 4.70m)

Double glazed window to front, electric heater, double glazed french doors and Juliet balcony to front, open to kitchen.

Kitchen

8' 2" x 7' 9" (2.49m x 2.36m)

A range of wall and base units with inset sink, fridge freezer, washing machine, integrated oven, hob and extractor, open to lounge.

Bedroom One

17' 2" x 8' 9" (5.23m x 2.67m)

Double glazed window to rear, electric heater, door to entrance hall.

Bedroom Two

12' 9" x 6' 8" (3.89m x 2.03m)

Double glazed window to rear, electric heater, door to entrance hall.

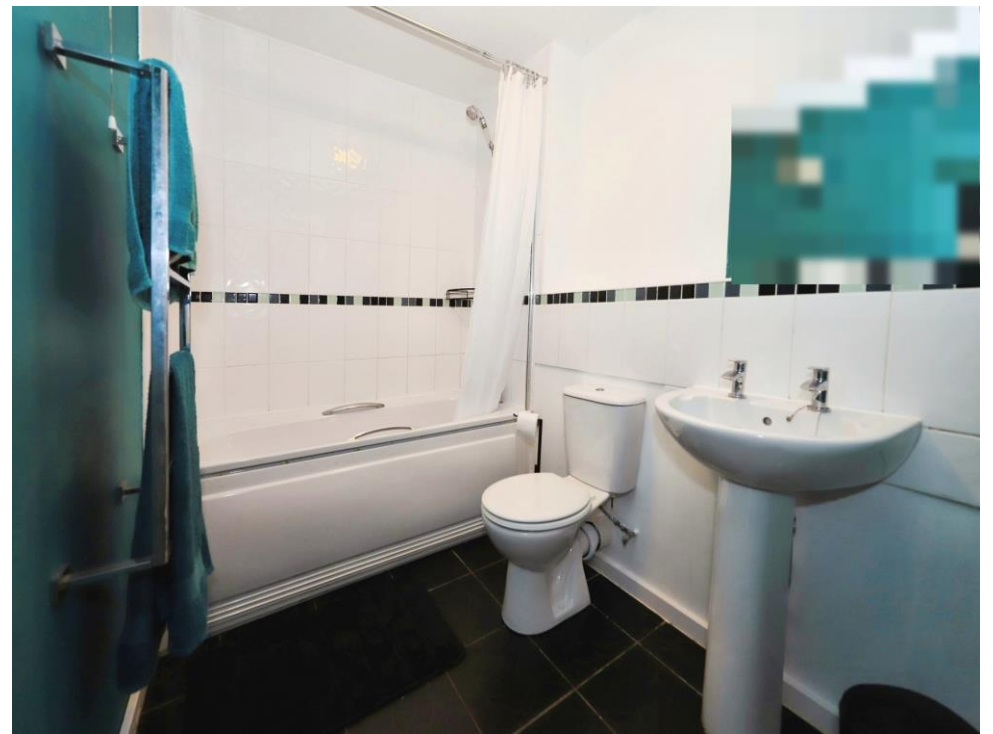
Bathroom

Panelled bath, low flush toilet, electric heater, extractor fan, door to entrance hall.

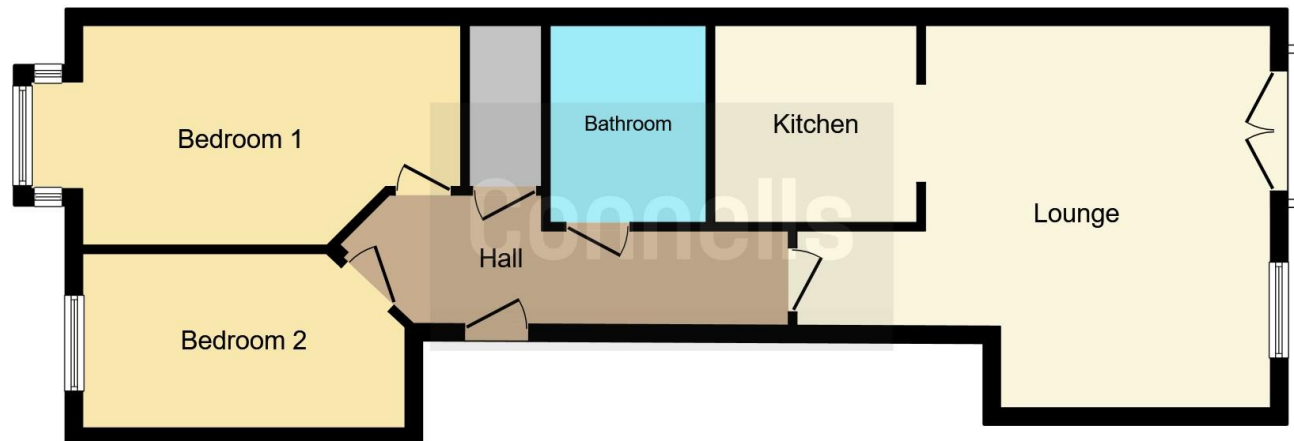
Outside

Well maintained and manicured communal ground and one allocated parking space.









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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH329525

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2005. 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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Property Ref: WVH329525 - 0006