



**Connells**

Cannock Road  
Park Village Wolverhampton



### Property Description

The Award Winning Connells Wolverhampton branch are proud to introduce to the market a TWO STOREY THREE BEDROOM SECOND FLOOR FLAT on Cannock Road in Park Village.

A deceptively spacious and well presented home and would be perfect for first time buyers and investors. Enter via a secure intercom system to a communal hallway with stairs rising to the third floor. As you enter the main accommodation, you'll be greeted by an entrance hallway with doors to a spacious lounge with dining area and kitchen. As you head up the stairs you'll find three generously sized bedrooms and a bathroom. Outside, residents have communal parking and grounds to enjoy the outdoor space. Situated near local amenities, bus routes and Wolverhampton city centre.

Call Connells Wolverhampton to book your viewing today!

### Entrance Hall

Stairs rising to the first floor, storage cupboard housing heater, intercom, ceiling light point and doors to the kitchen and lounge.

### Kitchen

10' 11" max x 7' max ( 3.33m max x 2.13m max )

Matching wall and base units with stainless steel sink and drainer, partly tiled walls, ceiling light point, plumbing point for washing machine and a double glazed window.

### Lounge

17' max x 12' max ( 5.18m max x 3.66m max )

Two double glazed windows , two ceiling light points, electric fireplace, storage cupboard and two electric storage heaters.



### The Location & Area

Situated on the ever popular Cannock Road offering fantastic commuting access to New Cross Hospital, Wolverhampton City centre, Wolverhampton University and the popular Bentley Bridge retail parking which offers a selection of local shopping and eateries. There are also bus routes and junior schools nearby.

## First floor Landing

Ceiling light point, storage heater and doors to all bedrooms and bathroom.

## Bedroom One

10' max x 10' to wardrobe ( 3.05m max x 3.05m to wardrobe )

Double glazed window, ceiling light point, electric storage heater and fitted wardrobe.

## Bedroom Two

12' max x 7' max ( 3.66m max x 2.13m max )

Double glazed window, ceiling light point and electric storage heater.

## Bedroom Three

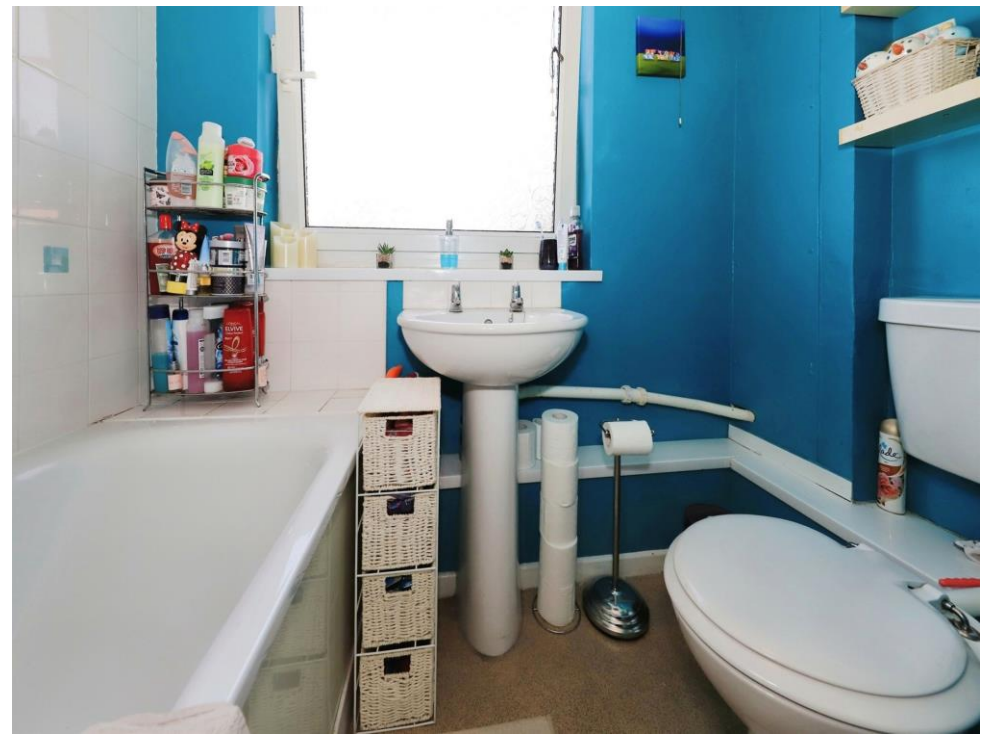
9' 11" x 6' min ( 3.02m x 1.83m min )

Double glazed window, electric storage heater and ceiling light point

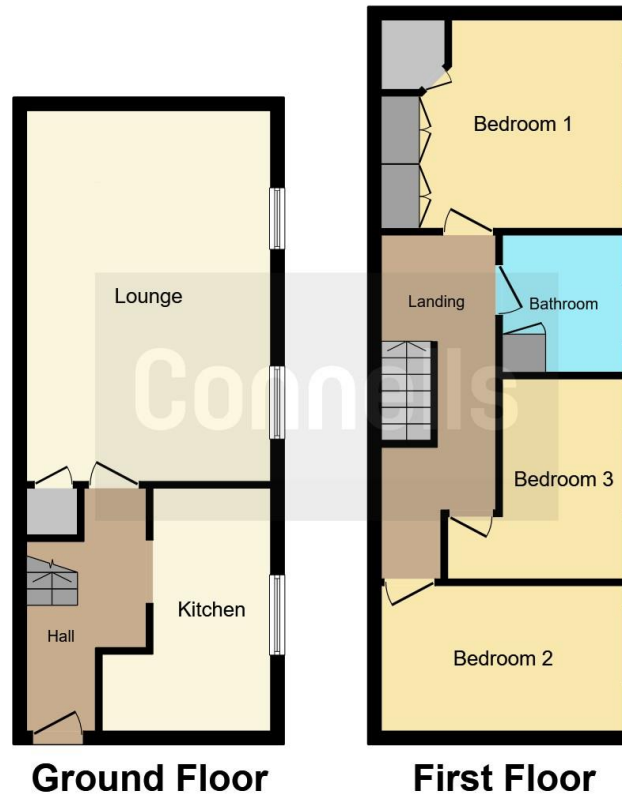
## Bathroom

Panelled bathroom with electric shower, low flush WC, wash hand basin, partly tiled walls, extractor fan, wall mounted heater, housing immersion heater and double glazed window.









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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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH329684](http://connells.co.uk/Property/WVH329684)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Oct 2017. 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.

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