



**Connells**

Telecom House Church Street  
City Centre Wolverhampton





### Property Description

Connells Wolverhampton bring to the market this FOURTH FLOOR ONE BEDROOM CITY CENTRE APARTMENT, the property lies within Wolverhampton Ring Road and is a short distance away to the main Wolverhampton city centre. The property offers no onward chain and would be of interest to potential buy to let investors or first time buyers.

Comprising of a communal hallway with stairs and boasts a lift, entrance hallway, kitchen/lounge, one bedroom and shower room.

Viewing is recommended in order to appreciate the accommodation on offer.

### The Location & Area

Situated in the heart of Wolverhampton city centre where there is an abundance of local shops, eateries, public houses and offers great commuting access to the Birmingham New Road with access links to Dudley and Birmingham city centre. Wolverhampton train station and university is also relatively close by.

### Communal Entrance

Door to front, lift access, door to internal entrance hall.

### Entrance Hall

Cupboard housing the boiler, ceiling spotlights, intercom and doors to lounge/kitchen, shower room and bedroom.

### Lounge Kitchen

14' 9" max x 11' 9" max ( 4.50m max x 3.58m max )

Open plan lounge and kitchen with matching wall and base units, inset sink and drainer with mixer tap, integrated electric oven, electric hob and extractor hood above, integrated fridge and freezer, extractor fan, wall mounted electric heater, and double glazed windows.



## Bedroom

12' 5" x 6' 6" ( 3.78m x 1.98m )

Two double glazed windows, ceiling spotlights and wall mounted electric heater.

## Shower Room

Walk-in shower cubicle, wash hand basin unit, low flush WC, partly tiled walls, electric heated towel rail, ceiling spotlights and extractor fan.

## Outside

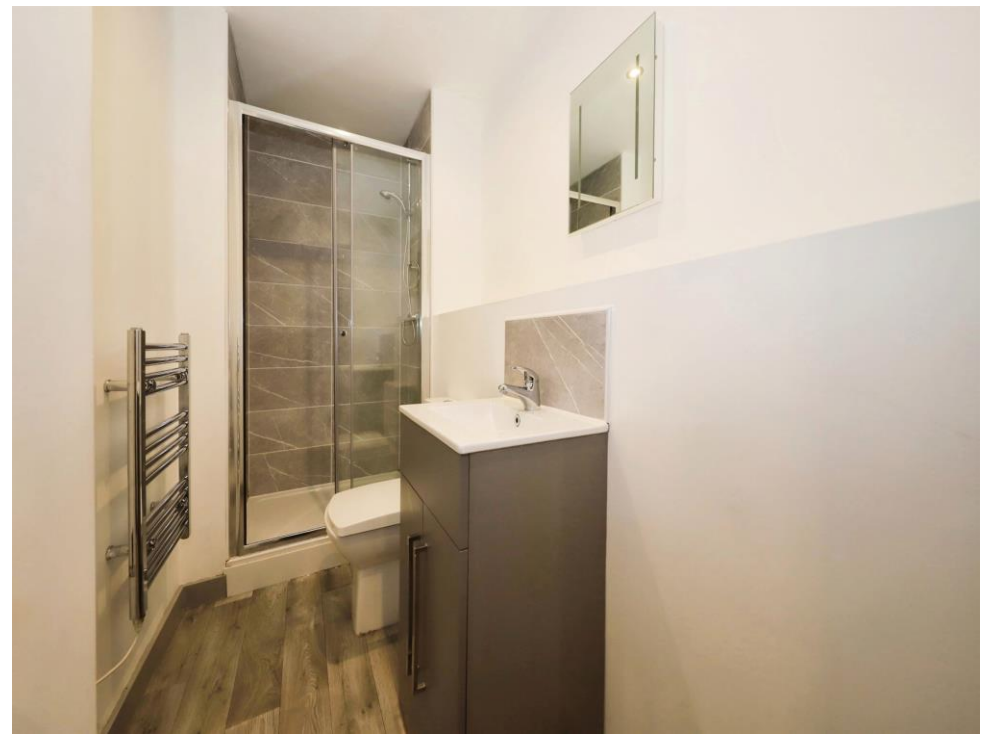
Externally there are communal grounds.

## Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

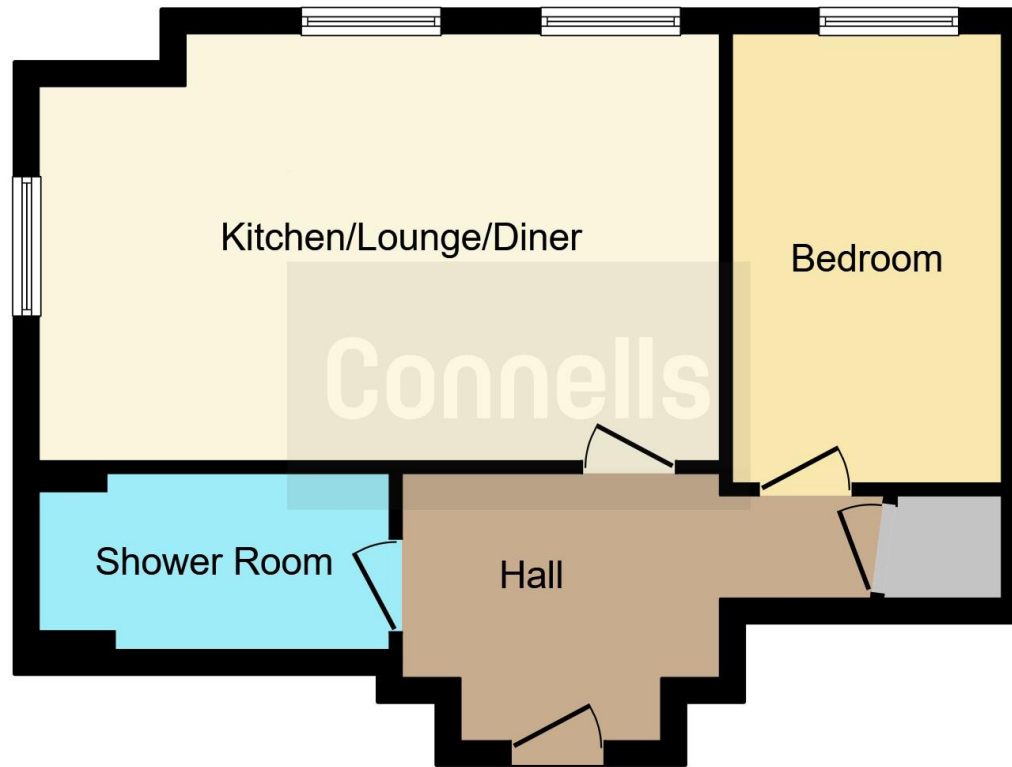












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH328253](http://connells.co.uk/Property/WVH328253)**

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.

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: WVH328253 - 0003