



Connells

Rothesay Gardens
Monmore Grange Wolverhampton



Property Description

Connells Wolverhampton bring to the market this immaculately presented two bedroom second floor apartment in a popular residential location. The property is in very good condition and must be viewed in order to appreciate and is a perfect for first time buyer or buy to let investor.

The property comprises communal entrance hall with intercom access, communal area, entrance hall, 20ft lounge with juliet balcony, modern fitted kitchen, two well proportioned bedrooms, stylish bathroom with separate shower cubicle. Externally there is an allocated parking space.

The Location & Area

Set to the south of Wolverhampton City Centre on the popular Monmore Grange development with easy access to A449 for commuting, good rail links in the form of Wolverhampton and Coseley rail stations, numerous local schools, shopping facilities and restaurants.

Communal Entrance Hall

Door to front, secure intercom access, stairs to all floors.

Entrance Hall

Door to front, central heating radiator, doors to various rooms, feature tiled floor.

Lounge

12' x 20' (3.66m x 6.10m)

Double glazed window to front, juliet balcony, central heating radiator, door to entrance hall, door to kitchen.

Kitchen

12' x 6' (3.66m x 1.83m)

Double glazed window to rear, a range of wall and base units, one and half stainless steel drainer sink, inset oven, hob and extractor, space for dishwasher, space for fridge freezer, door to lounge.



Bedroom One

Juliet balcony, central heating radiator, TV aerial point, fitted wardrobe, door to entrance hall.

Bedroom Two

Two double glazed windows to front and juliet balcony, central heating radiator, door to entrance hall.

Bathroom

Shower cubicle with mixer shower, panelled bath, feature vanity unit with plinth lights, low flush toilet, feature spotlights, central heating radiator, part tiled walls, tiled floor, light up vanity mirror.

Outside

Communal gardens and allocated parking.









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: B

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH329347

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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