



**Connells**

Rothesay Gardens  
Monmore Grange Wolverhampton



# Rothesay Gardens Monmore Grange Wolverhampton WV4 6DD

for sale offers in excess of  
**£125,000**



## Property Description

Connells Wolverhampton have the pleasure to bring to the market this exceptionally well presented two bedroom top floor apartment in popular location. Have been lovingly maintained by the current owners this property is in showhome condition and should be viewed in order to appreciate.

The property comprises of communal entrance hall, entrance hall, 20ft lounge with feature juliet balcony, modern fitted kitchen, two bedrooms and bathroom. Externally there is an allocated parking space and communal grounds.

## 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, access to all floors.

## Entrance Hall

Doors to various rooms, intercom access.

## Lounge

12' 6" x 20' ( 3.81m x 6.10m )

Double glazed windows to front, french doors to juliet balcony, central heating radiator, door to entrance hall, door to kitchen.

## Kitchen

12' 3" x 6' 8" ( 3.73m x 2.03m )

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



### **Bedroom One**

Double glazed door with juliet balcony to rear, central heating radiator, fitted wardrobes, door to entrance hall.

### **Bedroom Two**

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

### **Bathroom**

Panelled bath, shower cubicle with electric shower, central heating radiator, pedestal sink, door to entrance hall.

### **Outside**

Allocated parking space and large communal grounds.















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: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH329971](http://connells.co.uk/Property/WVH329971)**

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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