



Connells

Willenhall Road
Wolverhampton



Property Description

Connells Wolverhampton have the pleasure of bringing to the market this attractive and well laid out two bedroom ground floor apartment close to popular transport access links. Benefiting from a rare balcony garden, this property would be an ideal first time purchase for those looking for an easily accessible property close to popular transport access links.

The property currently comprises of a communal entrance hall, internal entrance hall, lounge/ kitchen, two bedrooms, en-suite, bathroom, large entertainment style kitchen lounge with double french doors, leading onto an external balcony garden area, additionally there is an allocated parking space.

Location And Area

Offering fantastic commuting access to Birmingham, Wolverhampton and Willenhall areas, just a stone's throw away from the Moseley Road linking to the Black Country route and M6 motorways.

Communal Entrance Hall

Secure keycode access.

Entrance Hall

Intercom system, storage cupboard, doors to various rooms.

Lounge

13' 3" x 12' 10" (4.04m x 3.91m)

Double glazed window to side, double glazed window to front, french doors to side, french doors to front, radiator, door to entrance hall, open to kitchen.

Kitchen

7' 1" x 9' 5" (2.16m x 2.87m)

Range of wall and base units, space for a fridge freezer, integrated oven, hob and extractor, one and a half stainless steel drainer sink, space for a washing machine, open to lounge.

Bedroom One

12' x 11' 9" (3.66m x 3.58m)

Double glazed window to side, radiator, door to en-suite.

En-Suite

Double glazed window to side, mixer shower in a cubicle, pedestal sink, low flush toilet, door to bedroom.

Bedroom Two

9' 7" x 8' 9" (2.92m x 2.67m)

Double glazed window to front, radiator, door to landing.

Bathroom

Panelled bath, low flush toilet, pedestal sink, door to entrance hall.

Outside

Communal garden, small balcony style garden and an 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/WVH330077

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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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