



Connells

Falcon Crescent
Bilston



Property Description

Connells Wolverhampton introduce Falcon Crescent, a THREE BEDROOM APARTMENT situated on the SECOND FLOOR in the BILSTON area of Wolverhampton. The apartment was recently modernised and boasts NO ONWARD CHAIN. This apartment is a must view for any first time buyer or investor.

Accommodation comprises; communal entrance with two storage sheds for the apartment, an additional storage shed on the second floor, entrance hallway, lounge, kitchen, bathroom and three bedrooms.

The Location & Area

Local to shops, schools such as Manor Primary School and the Birmingham New Road for access into Wolverhampton City Centre. Situated close to Ettingshall Park estate offering fantastic commuting access to Dudley, Wolverhampton and Coseley which includes the popular railway station and metro route which leads into Birmingham.

Communal Entrance

Entrance via intercom, two allocated storage sheds and stairs rising to the main accommodation.

Entrance Hallway

Two ceiling light points, radiator, loft access, intercom and doors to all rooms.

Lounge

13' 1" max x 13' max (3.99m max x 3.96m max)

Double glazed windows to front and side, ceiling light point, coving and electric fireplace with surround.

Kitchen

11' 10" x 7' 1" (3.61m x 2.16m)

Matching wall and base units with inset sink and drainer with mixer tap, gas cooker point, extractor hood, plumbing point, partly tiled walls, space for dryer, ceiling spotlights, wall mounted boiler, extractor fan, CO2 and alarm, coving to ceiling, radiator and double glazed window to the rear



Bedroom One

11' 10" x 11' 1" (3.61m x 3.38m)

Double glazed window to the front, coving to ceiling, radiator and ceiling light point.

Bedroom Two

9' x 8' (2.74m x 2.44m)

Double glazed window to the rear, coving radiator and ceiling light point.

Bedroom Three

8' x 7' (2.44m x 2.13m)

Double glazed window to the rear, radiator, ceiling light point and coving to ceiling.

Bathroom

Panelled bath with shower overhead, wash hand basin, low flush wc, extractor fan, ceiling spotlights, tiled walls, radiator and double glazed window to the rear.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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/WVH328593](https://www.connells.co.uk/Property/WVH328593)

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Nov 1983. 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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