



**Connells**

Broad Gauge Way  
City Centre Wolverhampton



### Property Description

Connells Wolverhampton bring to the market this two bedroom city centre apartment benefiting from no onward chain and located close to Wolverhampton train station.

The property comprises of a communal entrance hall, internal entrance hall, two bedrooms, fairly bathroom, kitchen, large lounge with Juliet balcony. Eternally there is one allocated parking spot as well as pleasant communal grounds.

Viewing is advised to appreciate the accommodation on offer.

### Location And Area

Set just outside Wolverhampton City Centre and within walking distance to Wolverhampton Rail Station, this property is ideally situated for fantastic local amenities and shopping facilities provided by Wolverhampton City Centre and Bentley Bridge Retail Park.

### Communal Entrance Hall

Secure key code access, staircase and a door to inner entrance hall.

### Entrance Hall

Door to communal entrance hall, doors to various rooms, electric radiator.

### Lounge

13' 3" x 11' 6" ( 4.04m x 3.51m )

Double glazed window to front and side, sliding door to a Juliet balcony, electric radiator, open to kitchen.

### Kitchen

10' 6" x 6' 4" ( 3.20m x 1.93m )

Range of wall and base units with an integrated oven, hob and extractor, inset sink, space for a fridge freezer, space for a washing machine, open to lounge.

### Bedroom One

12' 7" x 9' 8" ( 3.84m x 2.95m )

Sliding double glazed door to front, with a Juliet balcony radiator, door to entrance hall.

### Bedroom Two

8' 9" x 10' 3" ( 2.67m x 3.12m )

Double glazed window to front, radiator, door to entrance hall.

### Bathroom

Panelled bath, mixer shower over, wash hand basin, low flush toilet, door to entrance hall.

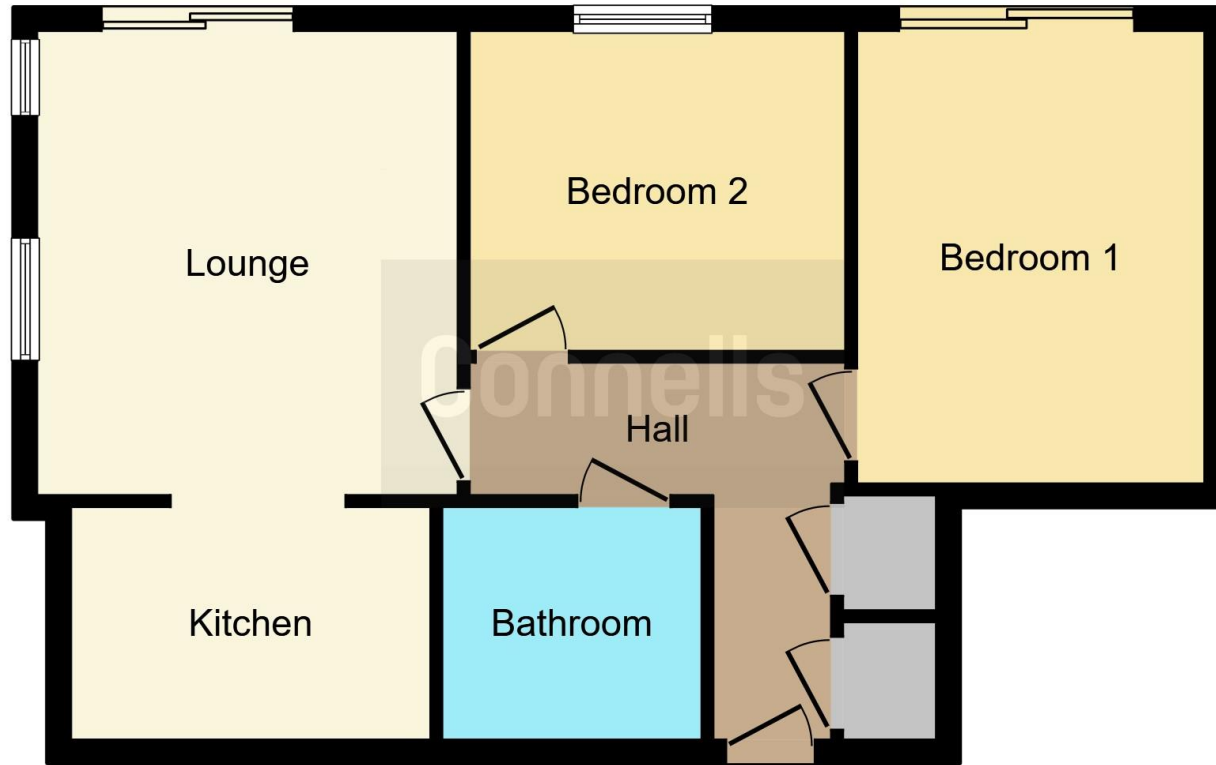
### External

One allocated parking space, pleasant 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/WVH329905](http://connells.co.uk/Property/WVH329905)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2008. 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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