



**Connells**

Birmingham New Road  
Bilston



### Property Description

The Award Winning Connells Wolverhampton branch welcome this stylish and contemporary two-bedroom apartment located on Birmingham New Road, offering the convenience of no onward chain.

As you step inside, you are greeted by a communal hallway that leads you to the apartment itself on the second floor. It features a spacious hallway leading to an inviting lounge, perfect for relaxation and entertaining. The adjacent kitchen is also well-equipped. This apartment boasts two bedrooms, offering comfortable living spaces for residents. The main bedroom includes an en-suite shower room, providing added convenience and privacy. Additionally, there is a well-appointed bathroom for the use of residents and guests. With communal parking available, this apartment presents a wonderful opportunity for those seeking a modern and well-connected living space in a desirable location. Don't miss the chance to make this apartment your new home.

Call the Connells Wolverhampton branch today to book your viewing.

### The Location & Area

Conveniently situated near transport links on Birmingham New Road, this property offers easy access to surrounding areas such as Bilston and Dudley. Residents will appreciate the proximity to schools, amenities, and local attractions, ensuring a vibrant and connected lifestyle.

### Approach

Sit back on the roadside with communal parking and grounds with door to the communal hallway.

### Communal Entrance

Stairs rising to all floors.

### Entrance Hall

Intercom, electric wall mounted heater, two ceiling light points, storage cupboard housing water tank and doors leading to lounge, kitchen, both bedrooms and bathroom.

### Lounge

14' max x 14' max ( 4.27m max x 4.27m max )

Two double glazed windows to the front, electric wall mounted heater and two ceiling light points.

### Kitchen

8' max x 8' max ( 2.44m max x 2.44m max )

Matching wall and base units with composite one and a half sink and drainer with mixer tap, integrated electric oven, fridge and freezer, four ring electric hob, extractor hood above, partly tiled walls, plumbing point for washing machine, ceiling spotlights and a double glazed window to the front.

### Bedroom One

10' 11" max x 10' max ( 3.33m max x 3.05m max )

Double glazed window to rear, ceiling light point, electric wall mounted heater and door to the en-suite.

### En-Suite Shower Room

Shower cubicle, low flush wc, wash hand basin, electric towel rail, partly tiled walls, wall mounted heater, extractor fan and ceiling spotlights.

### Bedroom Two

11' x 9' ( 3.35m x 2.74m )

Skylight window, ceiling light point and electric wall mounted heater.

### Bathroom

Panelled bath with shower overhead, low flush wc, wash hand basin, partly tiled walls, extractor fan, electric heated towel rail and wall mounted heater.









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/WVH330284](http://connells.co.uk/Property/WVH330284)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2004. 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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