



**Connells**

Powell Street  
Wolverhampton



### Property Description

A wonderful opportunity to purchase a two bedroom second floor apartment offering spacious living accommodation, located in a popular area of Park Village with easy access to New Cross Hospital and Bentley Bridge retail park. Viewing is highly recommended to appreciate the accommodation on offer.

Internally the property benefits from communal entrance, entrance hallway, open plan lounge and kitchen with French Door leading out to the balcony, bathroom and two bedrooms with the main bedroom boasting a en-suite shower room. Externally the property benefits from one allocated parking space and communal grounds behind a secure electric gate.

Don't miss your chance to view this spacious second floor apartment, perfect for first time buyers, investors or those seeking to downsize. Call the Connells Wolverhampton branch today to book your viewing.

### Communal Hallway

Stairs rising to the main accommodation.

### Entrance Hallway

Intercom, three ceiling light points, radiator, storage cupboard, loft access and doors leading to the open plan lounge/kitchen, both bedrooms and bathroom.

### Open Plan Lounge/ Kitchen

22' 1" max x 19' 2" max ( 6.73m max x 5.84m max )

Matching wall and base units with integrated electric oven, four ring gas hob, plumbing points for washing machine and dishwasher, stainless steel sink and drainer with mixer tap, two radiators, wall mounted boiler, three ceiling light points, French doors out to the balcony and further door to the entrance hallway.

### The Location & Area

Situated near to New Cross Hospital, Bentley Bridge retail park and Wolverhampton city centre that offers a wealth of small boutiques, major chain stores, local inns and café bars. Powell Street offers an exceptional choice of schools, colleges and amenities, all with good transport links.



## Bedroom One

11' 10" x 11' ( 3.61m x 3.35m )

Two double glazed windows to the rear, radiator, ceiling light point and door to the en-suite.

## En-Suite Shower Room

Shower cubicle, low flush WC, wash hand basin, partly tiled walls, extractor fan and ceiling light point.

## Bedroom Two

12' 2" max x 8' 4" max ( 3.71m max x 2.54m max )

Two double glazed windows to the side, radiator and ceiling light point.

## Bathroom

Panelled bath , low flush WC, wash hand basin, partly tiled walls, ceiling light point, radiator and double glazed window to the side.

## Outside

One allocated parking space behind a secure electric gate.









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/WVH330266](http://connells.co.uk/Property/WVH330266)**

This is a Leasehold property with details as follows; Term of Lease 150 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.

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