



Connells

Barnwood Road
Pendeford Wolverhampton



Property Description Connells Wolverhampton are delighted to bring to the market this two bedroom first floor apartment in a cul-de-sac location. Benefiting from a 101 year lease and a reasonably priced service charge and ground rent this property would be a perfect first time purchase or a potential downsizer property.

The property comprises of an entrance porch, entrance hall, lounge, kitchen, two bedrooms and a family bathroom. Externally there is a communal parking area.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Barnwood Road's location is highly popular with proximity to good schools such as Dovecotes Primary School and Aldersley High School, ensuring quality education for growing families. Nearby shops cater to daily needs, while having a short commute to the M54 motorway and Wolverhampton City Centre.

Entrance Porch

Double glazed door to front, door to stairs.

Entrance Hall

Doors to various rooms.

Lounge

13' 11" x 10' 7" (4.24m x 3.23m)
Double glazed window to rear, radiator, open to landing.

Kitchen

12' 5" x 5' 9" (3.78m x 1.75m)
Double glazed window to front, range of wall and base units, inset sink, space for a washer, space for a cooker, space for a fridge freezer, open to entrance hall.

Bedroom One

13' 7" x 9' 10" (4.14m x 3.00m)
Double glazed window to front, radiator, door to landing.

Bedroom Two

9' 4" x 7' 9" (2.84m x 2.36m)
Double glazed window to front, radiator, fitted bed with wardrobes, door to landing.

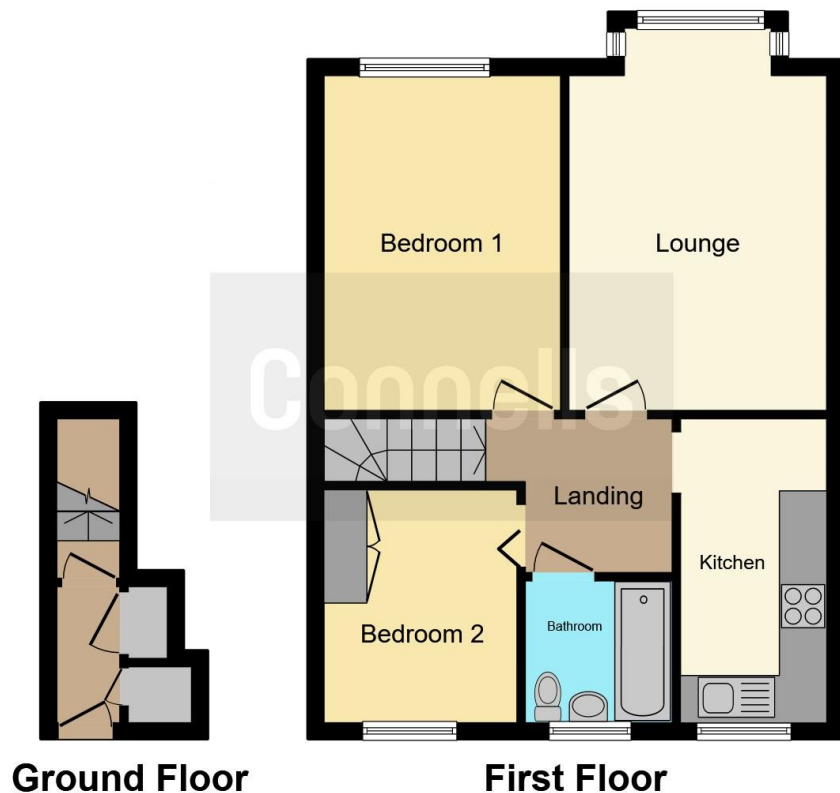
Bathroom

Double glazed window to front, panelled bath, electric shower, heated towel rail, wash hand basin, door to landing.

Outside Front

Communal parking areas.





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: Awaiting

view this property online connells.co.uk/Property/WVH328126

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Nov 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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