



Connells

West Lodge Tettenhall Road
Wolverhampton



Property Description

Connells Wolverhampton bring to the market this well presented chain free ground floor attractive flat. Benefiting from no onward chain and good internal condition this property is in move in ready condition.

The property comprises of a communal entrance hall, internal entrance hall, large over 18ft long lounge, fitted kitchen, two spacious bedrooms and a shower room.

Externally there is a communal parking area, garage to rear and highly manicured rear gardens.

Viewing is highly recommended to appreciate the immaculate condition of the property and grounds surrounding.

Location And Area

Situated on the popular Tettenhall Road this property offers fantastic access to Wolverhampton City Centre with a great selection of local shopping and the West Park is just a stone's throw away. Schooling can be found relatively close by.

Internal Entrance Hall

Doors to various rooms.

Lounge

18' 11" x 10' 10" (5.77m x 3.30m)

Door to kitchen, door to entrance hall, double glazed window to side, radiator.

Kitchen

10' 8" x 6' 11" (3.25m x 2.11m)

Double glazed window to with secondary glazing, door to lounge, range of wall and base units with an inset, oven, hob and extractor, space for a washer, space for a fridge freezer, door to lounge.

Bedroom One

13' 1" x 7' 1" (3.99m x 2.16m)

Double glazed window to front with secondary glazing, radiator, door to entrance hall.

Bedroom Two

9' 10" x 10' 10" (3.00m x 3.30m)

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

Bathroom

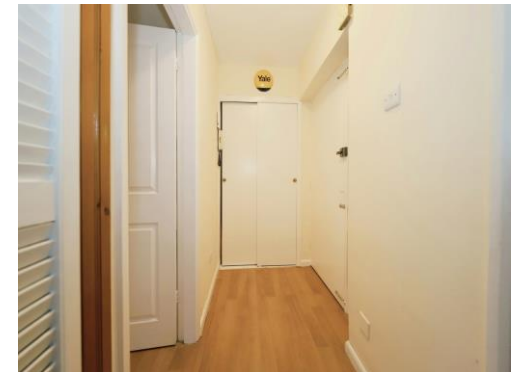
Double glazed window to front, low flush toilet, electric shower in cubicle, pedestal sink, radiator, door to entrance hall.

Garage

Up and over door to front.

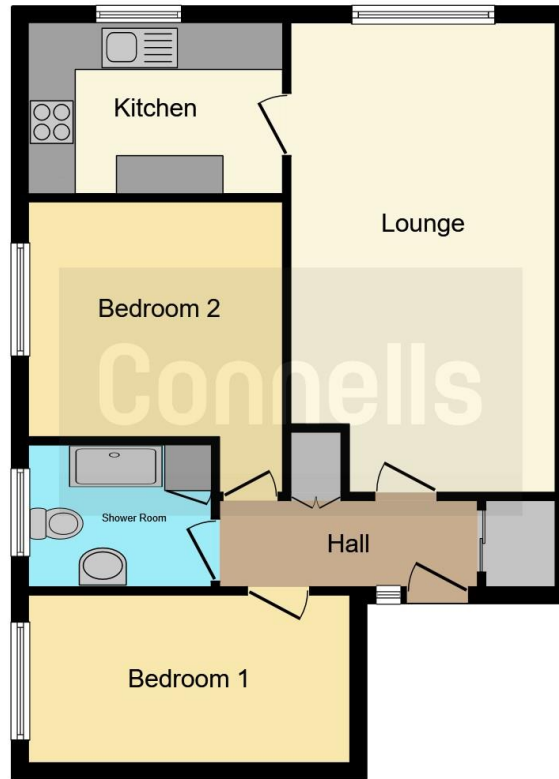
External

Communal grounds, lawned with a range of mature plants, trees and shrubs, highly manicured planter beds, communal parking area which is first come first serve.









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: E

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH330415

This is a Leasehold property with details as follows; Term of Lease 150 years from 29 Sep 2011. 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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