



Connells

Broad Gauge Way
Wolverhampton



Property Description

The award winning Connells Wolverhampton branch are proud to bring to the market a modern two bedroom third floor apartment situated in Wolverhampton City Centre and boasts no onward chain. This apartment is ideal for first time buyers, investors & those seeking to downsize.

The accommodation has communal hallway with the benefit of having loft access to all the floors. The apartment has an entrance hallway with a spacious open plan lounge / kitchen with a Juliet balcony. Two bedrooms are on offer with the main bedroom boasting an en-suite shower room. A modern bathroom completes the apartment.

Outside has communal parking and a secure intercom system to access the building. Don't miss your chance to view this fantastic home or potential investment opportunity. Call the Connells Wolverhampton branch today to book your viewing.

Location And Area

Located a stones throw from Wolverhampton trains station which offer excellent commuting links into Birmingham and beyond. This property is also located close to New Cross hospital and local amenities including shops, restaurants, bars, leisure facilities, dentists and doctors.

Communal Hallway

Communal hallway with stairs and lift to the main accommodation.

Entrance Hallway

Storage cupboard housing water cylinder, ceiling light point, intercom, electric storage heater, additional storage cupboard and doors leading to the open plan lounge / kitchen, two bedrooms and bathroom.

Open Lounge/ Kitchen

19' max x 11' max (5.79m max x 3.35m max)

Double glazed sliding door to the Juliet balcony, electric storage heater, ceiling light point, matching wall and base units with stainless steel sink and drainer with mixer tap, integrated electric oven, electric hob with extractor hood above, plumbing points for washing machine and ceiling light point.



Bedroom One

13' x 9' (3.96m x 2.74m)

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

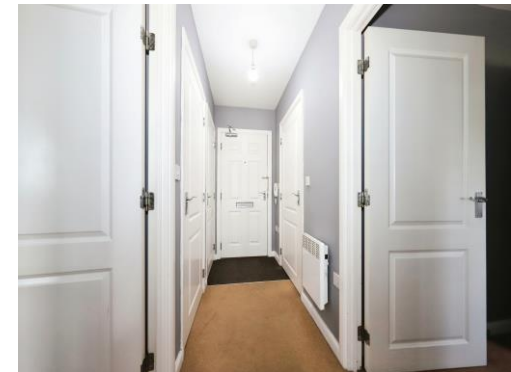
Bedroom Two

9' 10" x 9' (3.00m x 2.74m)

Double glazed window to the rear, loft access, ceiling light point and the electric storage heater.

Bathroom

Panelled bath, low flush WC, wall mounted wash hand basin with splashback tiles, electric heated towel rail, extractor fan, shaver socket point and ceiling light point.









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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH330280

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH330280 - 0002