



Connells

Lawton Court Oaks Crescent
Chapel Ash Wolverhampton

Lawton Court Oaks Crescent Chapel Ash Wolverhampton WV3 9SH

for sale offers in excess of
£95,000



Property Description

Connells Wolverhampton have the delight of bringing to the market this well presented and spacious one bedroom ground floor flat on a popular residential development.

Internally the property comprises of communal entrance hall, internal entrance hall, large entertainment style lounge, modern fitted kitchen, modern fitted bathroom and one bedroom.

Externally there is a parking area, garage and large well maintained communal grounds.

Location And Area

Situated to the outskirts of Wolverhampton City centre the property is ideally situated by a host of excellent schools, amenities and shops with West Park hospital only a short drive away. Wolverhampton City centre itself offers a range of high street shops, amenities and leisure facilities along with excellent transport links including the rail and bus station, which offers both local and national services.

Communal Entrance Hall

Secure intercom access, door to inner entrance hall.

Entrance Hall

Door to front, doors to various rooms

Lounge

16' 6" x 10' 7" (5.03m x 3.23m)

Double glazed window to rear, electric radiator, door to entrance hall.

Kitchen

13' 7" x 7' (4.14m x 2.13m)

Double glazed window to side, range of wall and base units, integrated oven, hob and extractor, space for a fridge freezer, space for a washer and a inset sink, door to lounge.



Bathroom

Panelled bath, electric shower, pedestal sink, low flush toilet, extractor, door to entrance hall.

Bedroom One

12' 2" x 10' 7" (3.71m x 3.23m)

Door to entrance hall, double glazed window to front, fitted wardrobe.

Garage

up and over door to front.

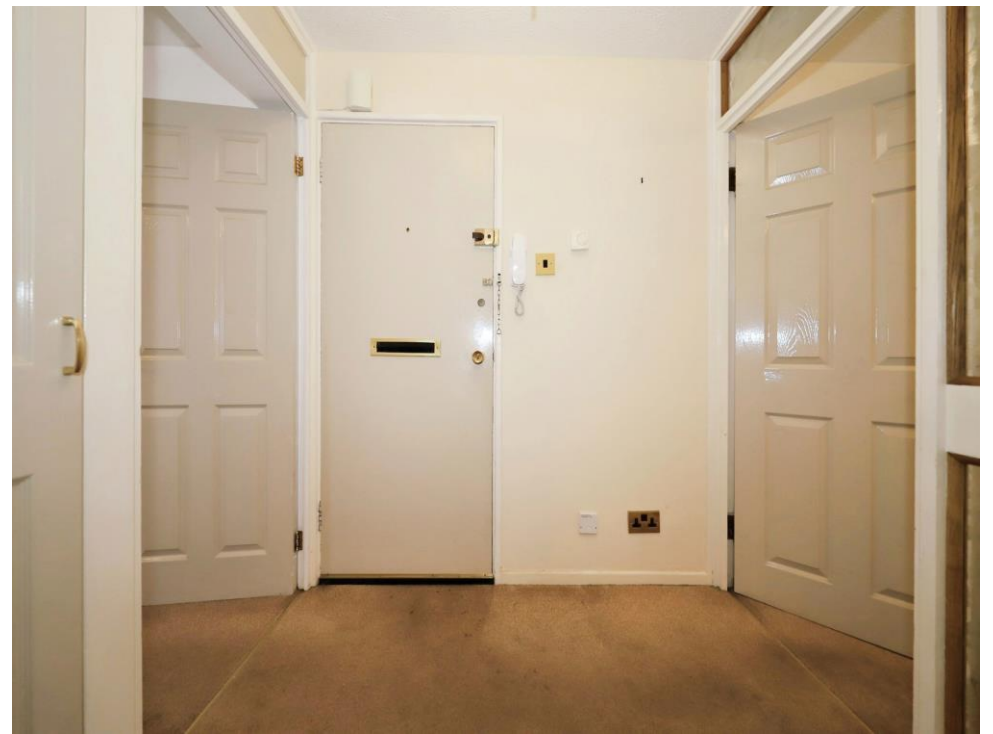
Outside

Parking area, highly maintained communal grounds

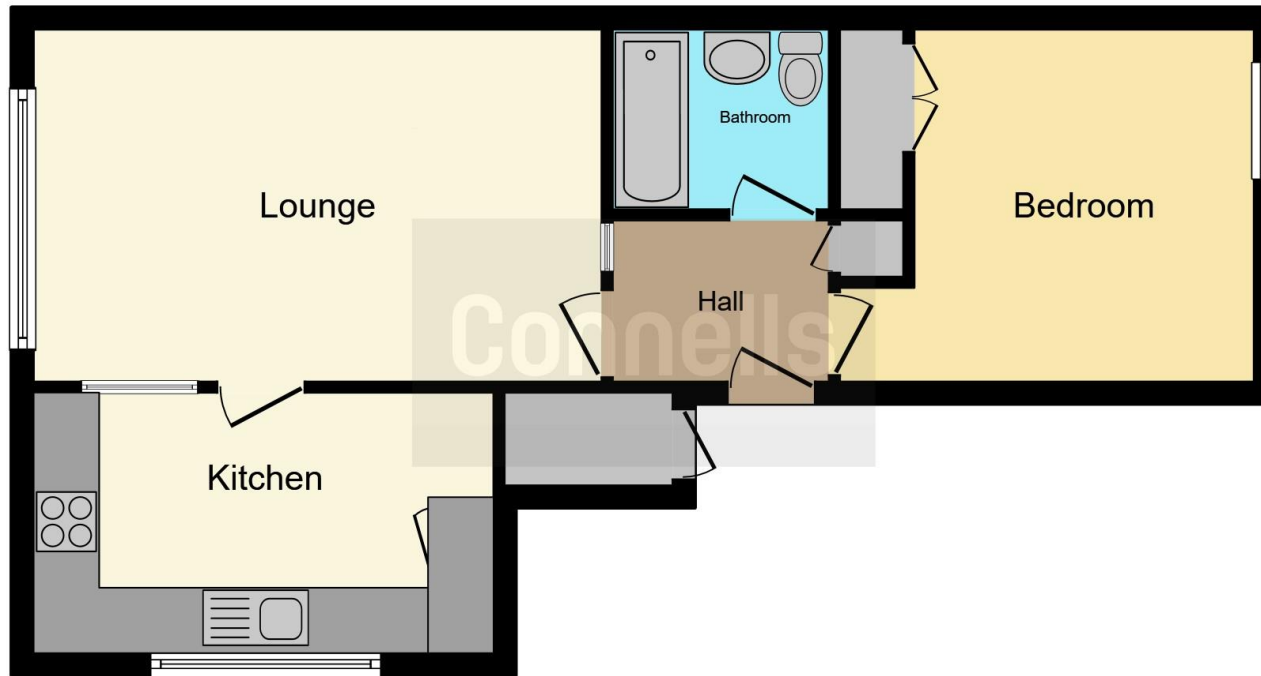
Agents Note

Please note the instructing party was unaware of the heating system however we believe that the property is heated via a form of electric heating commonly used in flats of this era. Please seek legal advice before incurring any costs.









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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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: E

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH330589

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1989. 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.



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