



**Connells**

Abbots Way  
Finchfield Wolverhampton



### Property Description

Connells Wolverhampton bring to the market this well proportioned and attractive maisonette in the popular Finchfield area, benefiting from sitting on a popular residential estate and being close to the popular Bantock Park this property would be an ideal first time purchase or potential buy to let investment opportunity.

The property comprises of an entrance hall, large over 19ft lounge, kitchen to rear, on the first floor there are three generously proportioned bedrooms and a separate bathroom. Externally there area pleasant grounds and a communal parking area.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Set to the west of Wolverhampton City Centre in the popular Finchfield area in cul de sac location just north of Bantock Park. The property is nearby to a wealth of highly regarded local schools, less than a mile away from West Park Hospital and good bus routes. Easy access is available for the A449 route with all the shopping and eateries which that provides.

### Entrance Hall

Glazed door to front, stairs access.

### Lounge

19' 2" x 14' 10" ( 5.84m x 4.52m )

Two double glazed windows to front, radiator, window to front, door to kitchen.

### Kitchen

14' 10" x 6' 9" ( 4.52m x 2.06m )

Windows to rear, range of wall and base units, space for various appliances, radiator, door to lounge.



## First Floor Landing

Doors to various rooms, storage cupboard housing the boiler.

## Bedroom One

8' 10" x 12' 3" ( 2.69m x 3.73m )

Window to front, door to landing, radiator, fitted wardrobe.

## Bedroom Two

9' 2" x 11' 11" ( 2.79m x 3.63m )

Window to rear, door to landing, radiator, fitted wardrobe.

## Bedroom Three

9' x 5' ( 2.74m x 1.52m )

Window to rear, radiator, storage cupboard, door to landing.

## Bathroom

Panelled bath, low flush toilet, pedestal sink, heated towel rail, door to landing.

## Outside

Communal grounds and communal parking areas.

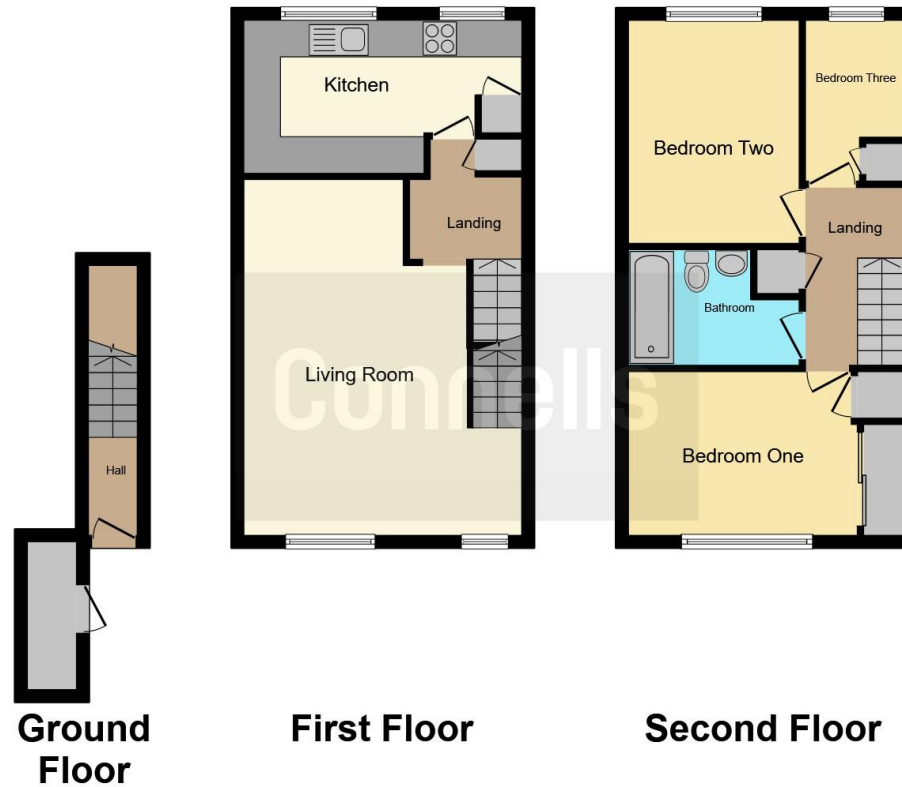
## Agents Note

Please note the vendor has advised that there is a garage for sale with the property, no internal inspections have been made.









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: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH330727](http://connells.co.uk/Property/WVH330727)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2002. 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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