



Connells

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FOR SALE

Connells

Hylstone Crescent  
Wednesfield Wolverhampton



### Property Description

CASH OFFERS INVITED (See Agents Note), The Award Winning Connells Wolverhampton branch are proud to bring to the market this recently renovated one bedroom first floor maisonette in the sought after area of Wednesfield. Hylstone Crescent boasts NO ONWARD CHAIN and is local to New Cross hospital, schools, Bentley Bridge shopping complex and transport links.

Internally the property comprises an entrance hallway with stairs rising to the landing. From the landing you'll have access to a spacious lounge, a modern fitted kitchen, a stylish shower room and a double bedroom. Outside to the front is a shared front garden, while the rear benefits from having an allocated rear garden with a brick build storage shed.

Don't miss your chance to view this beautifully presented one bedroom maisonette. Perfect for first time buyers, investors or those seeking to downsize. Call the Connells Wolverhampton branch today to book your viewing.

### Approach

Set back from the roadside behind a shared front lawn with path leading to the main accommodation and side gate.

### Entrance Hall

Stairs rising into the first floor landing.



## First Floor Landing

Two ceiling light points, loft access, electric storage heater, double glazed window to the rear, airing cupboard with light and doors leading to the lounge, kitchen, shower room and bedroom.

## Lounge

15' max x 10' max ( 4.57m max x 3.05m max )

Double glazed window to the front, ceiling light point and electric storage heater.

## Kitchen

12' x 5' 11" ( 3.66m x 1.80m )

Matching wall and base units with integrated electric oven, electric flooring hob with extractor hood above, space for fridge freezer, plumbing point for washing machine, ceiling light point, cupboard housing the water tank and a double glazed window to the rear.

## Bedroom

11' x 10' 9" ( 3.35m x 3.28m )

Double glazed window to the front, electric storage heater, ceiling light point and a storage cupboard with light.

## Shower Room

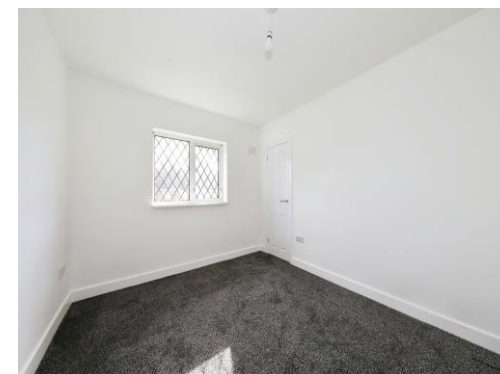
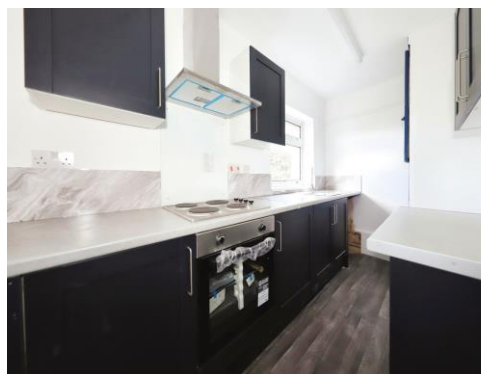
Shower cubicle, wash hand basin with wc, heated towel rail, panelled walls, ceiling light point, extractor fan and double glazed window to the rear.

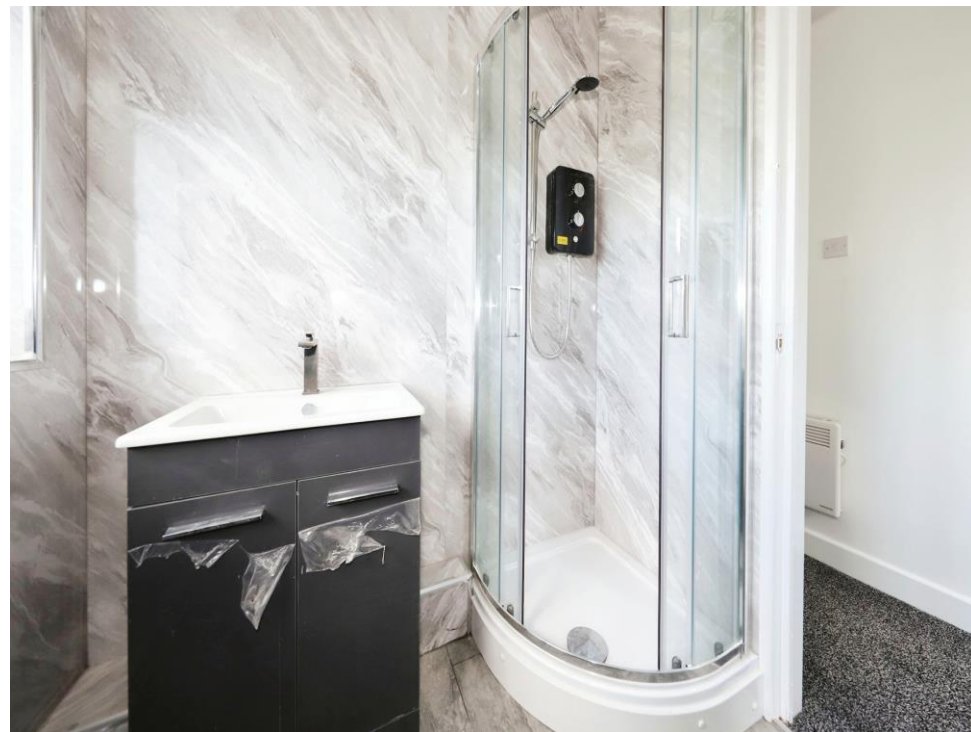
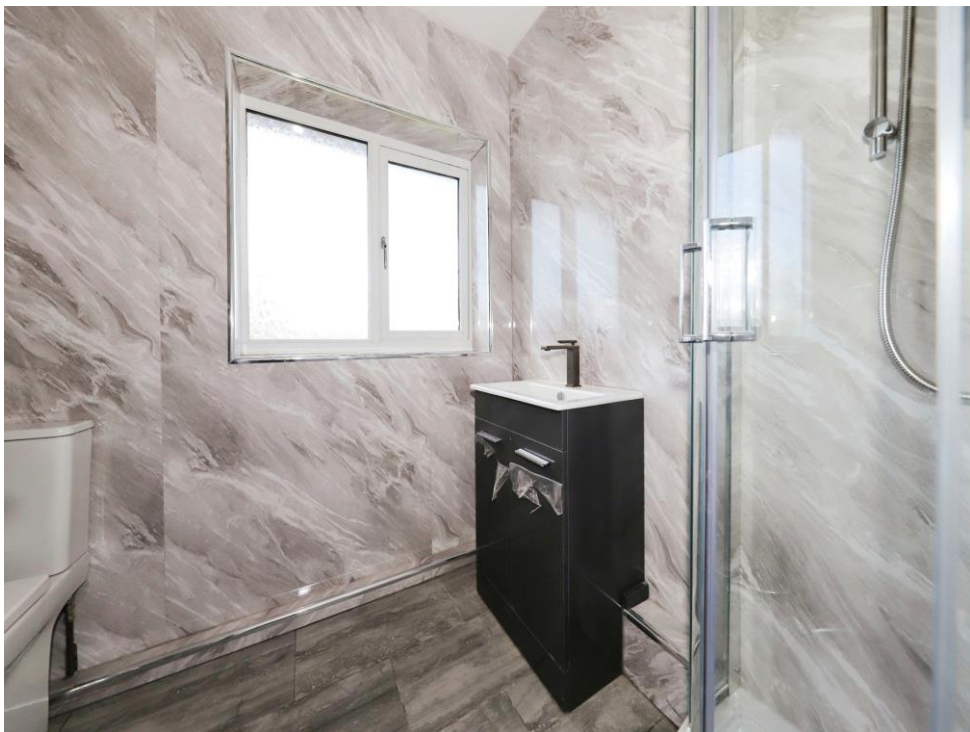
## Outside Rear

Shared rear garden with the left side being allocated to this accommodation and benefits from having a brick built shed.

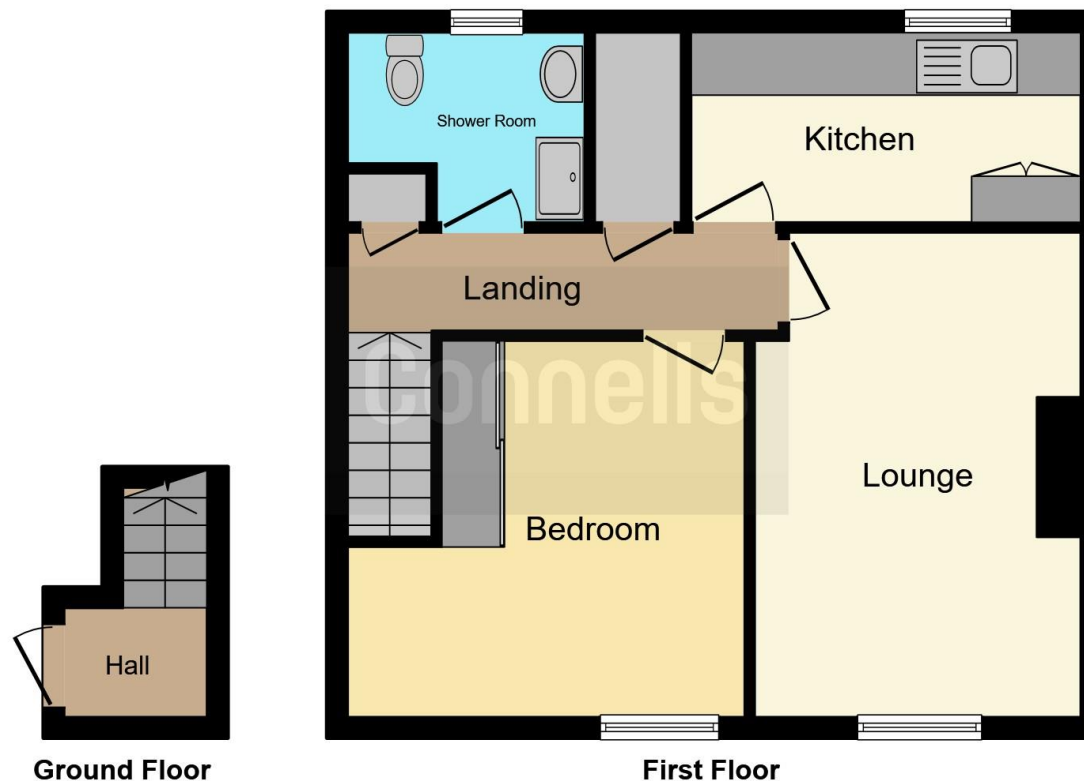
## Agents Note

Please note roof replacement required in 2028/2029 at an estimated cost of £13,080 per property Please speak to branch for further information.









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/WVH330867](http://connells.co.uk/Property/WVH330867)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Apr 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.

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