



Connells

Albion Street
Wolverhampton



Property Description

The award winning Connells Wolverhampton branch bring to the market this fantastic and immaculately presented two bedroom city centre apartment. Internally the property is maintained to an extremely high standard and sits on the ground floor.

Internally the property comprises of communal entrance hall, internal entrance hall, two bedrooms, en-suite shower room, bathroom, good sized lounge with balcony and a modern fitted kitchen. Externally there is an allocated parking spot and communal grounds.

Viewing is highly recommended, so contact the Connells Wolverhampton branch today to book your viewing.

Location And Area

Situated just a stone's throw away from Wolverhampton City Centre and Wolverhampton Train Station offering fantastic commuting access to Birmingham, London and many other rail link areas. Wolverhampton Bus station is also nearby and links from Willenhall Road to the Black Country Route which links to M6 motorway

Communal Entrance Hall

Stairs, secure intercom access, two ceiling light points, electric storage heater and doors leading to the open plan, lounging kitchen, two bedrooms and bathroom.

Open Plan Lounge/ Kitchen

28' max x 11' 6" max (8.53m max x 3.51m max)

Matching wall and base units with stainless steel one and a half sink and drainer with mixed tap, integrated oven, electric hob with extractor hood above, plumbing point for washing machine, electric storage heater, three ceiling light points, two storage cupboards with one housing the water tank, two Double glazed windows to the side and French doors to the balcony.

Bedroom One

11' 5" x 8' 8" (3.48m x 2.64m)

Double glazed window to the side, ceiling light point, electric storage heater, fitted wardrobes and doors to the en-suite and hallway.

En-Suite

Shower cubicle, low flush WC, wash hand basin, tiled walls, extractor fan and ceiling light point.

Bedroom Two

8' 2" x 7' 7" (2.49m x 2.31m)

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

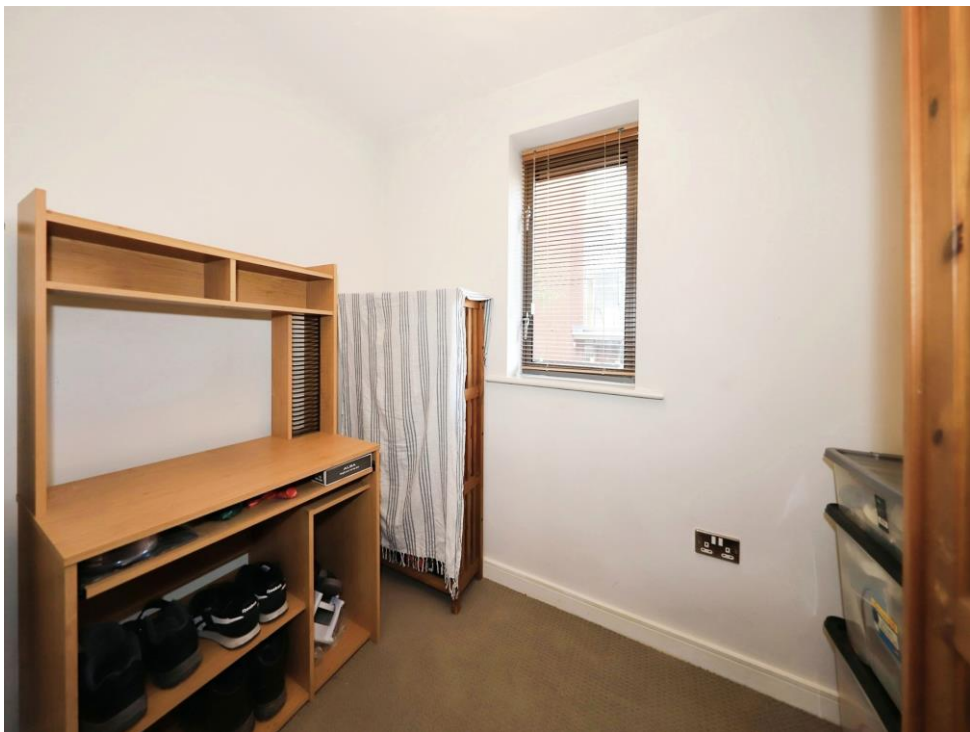
Bathroom

Panelled bath with shower attachment, low flush WC, wash hand basin, ceiling spotlights, electric heated towel rail, tiled walls, extractor fan and a double glazed window to the side.

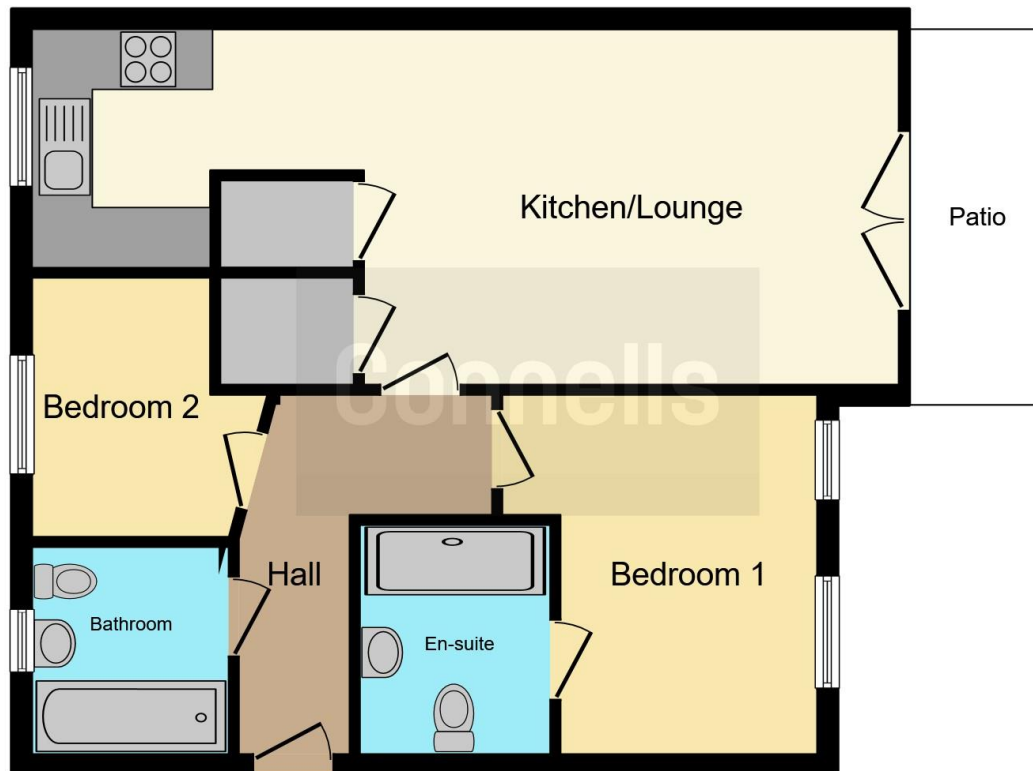
Outside

An allocated parking space and communal grounds.









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: Awaited

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH331041

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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: WVH331041 - 0002

