



Connells

Stanley Road
Bushbury Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this immaculately presented and tenanted two bedroom modern second floor apartment in a popular residential location.

Comprising of large entertainment style lounge/ kitchen, entrance hall, two bedrooms and a modern fitted family bathroom. Externally there is one allocated parking space as well as communal grounds.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated in the area of Bushbury which offers fantastic commuting access to the A446 Stafford Road with links to the i54 commercial development, M54 and M6 motorways. Shopping can be found nearby as well as local schooling.



Entrance Hall

Door to side, doors to various rooms, double glazed window to rear.

Bedroom One

11' 1" x 9' 6" (3.38m x 2.90m)

Double glazed window to rear, radiator, door to landing.

Bedroom Two

8' 4" x 9' 7" (2.54m x 2.92m)

Double glazed window to front, radiator, door to landing.

Lounge/ Kitchen

23' 5" x 17' 3" (7.14m x 5.26m)

Double glazed window to rear, double glazed window to front, French doors to front with Juliet balcony, radiator, door to landing. Within the kitchen area there are wall and base units with space for various appliances, inset sink.

Bathroom

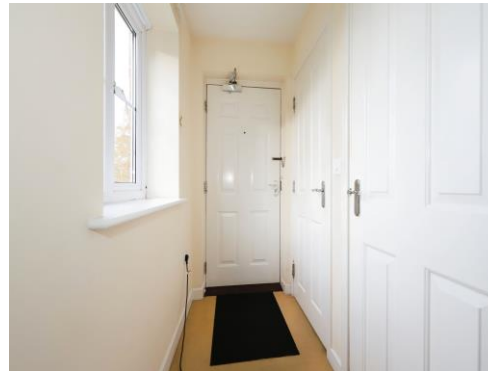
Panelled bath, low flush toilet, pedestal sink, door to entrance hall, extractor fan.

Outside

Communal grounds as well as one allocated parking space.

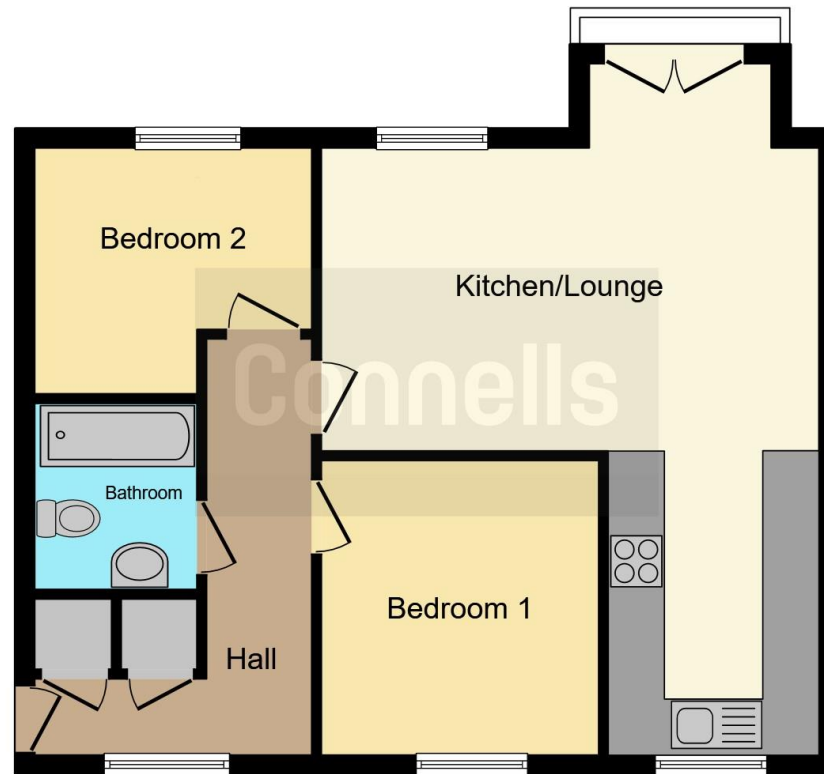
Agents Note

Please note the owner of the property is unable to provide the full details regarding service charge and ground rent, 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: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH331127

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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