



**Connells**

Rothesay Gardens  
Monmore Grange Wolverhampton





### Property Description

Connells Wolverhampton have the delight to bring to the market this well presented two bedroom first floor apartment in a popular residential location. Befitting from no onward chain this property would make an ideal first time purchase or buy to let investment opportunity.

The property comprises of a secure communal entrance hall, internal entrance hall, entertainment style lounge diner with feature Juliet balcony, modern fitted kitchen, two bedrooms and a bathroom.

Externally there is an allocated parking space and communal grounds.

Viewing is highly recommended

### Location And Area

Set to the south of Wolverhampton City Centre on the popular Monmore Grange development with easy access to A449 for commuting, good rail links in the form of Wolverhampton and Coseley rail stations, numerous local schools, shopping facilities and restaurants.

### Entrance Hall

Radiator, doors to various rooms.



## Lounge

Juliet balcony to rear, double glazed window to rear, radiator, door to entrance hall, door to kitchen.

## Kitchen

11' 3" x 8' 2" ( 3.43m x 2.49m )

Double glazed window to front, range of wall and base units, built in oven and gas hob, fridge freezer, dish washer, washer dryer, door to lounge.

## Bedroom One

11' 4" x 11' 6" ( 3.45m x 3.51m )

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

## Bedroom Two

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

## Bathroom

Panelled bath, low flush toilet, radiator, door to entrance hall.

## Outside

One allocated parking space behind gated access, communal grounds.



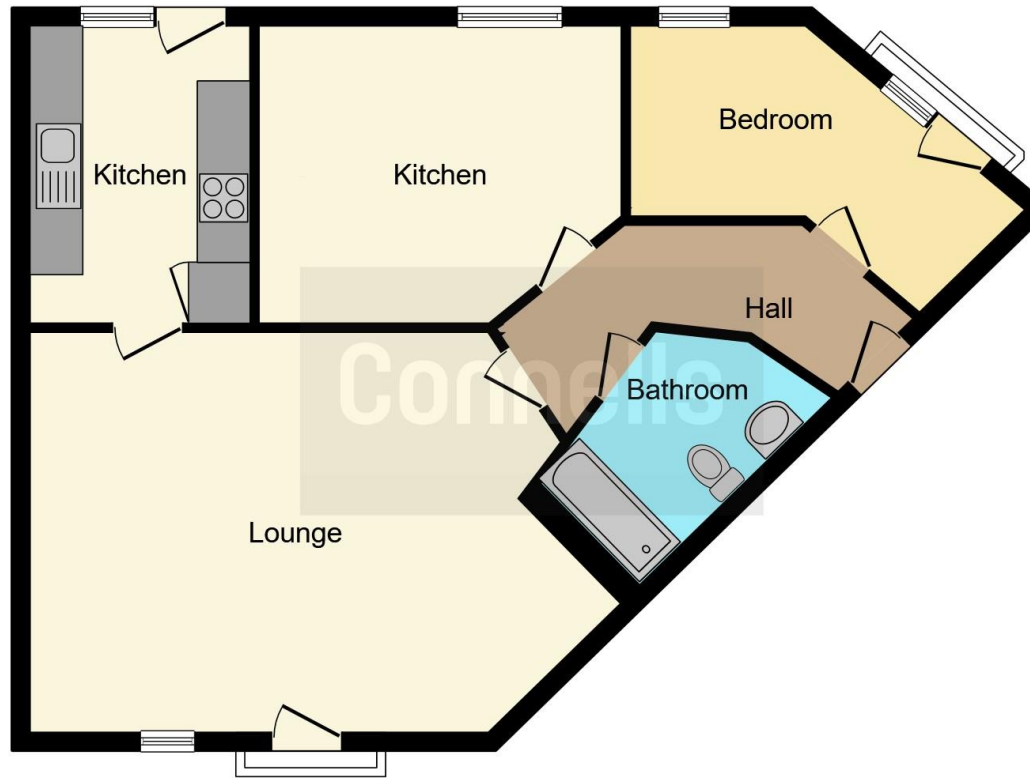












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH331157](http://connells.co.uk/Property/WVH331157)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. 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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