



Connells

Craddock Street
Dunstall Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market his two bedroom GROUND FLOOR FLAT benefiting from a reasonable service charge and ground rent as well as NO ONWARD CHAIN. Viewing is highly recommended in order to fully understand and appreciate.

The property comprises entrance hall, lounge, kitchen, two bedrooms and bathroom. Externally there are communal walk ways and a shared rear garden.

The Location & Area

Set to the north west of Wolverhampton City Centre with easy access to A449 and adjoining M54 motorway. Only a short drive from Wolverhampton Race Course and the local Tettenhall Village shopping facilities. Ideally placed for the city centre and rail station which is approximately a mile away with numerous local schools.

Entrance Hall

Door to side, doors to various rooms.

Lounge

12' 7" x 11' 3" (3.84m x 3.43m)

Double glazed window to rear, door to kitchen, door to entrance hall, central heating radiator.



Kitchen

8' 10" x 8' 1" (2.69m x 2.46m)

Double glazed window to rear, a range of wall and base units with inset oven, hob, extractor, space for fridge freezer, space for washing machine, door to lounge.

Bedroom One

13' 2" x 8' 10" (4.01m x 2.69m)

Double glazed window to front, central heating radiator, door to entrance hall.

Bedroom Two

7' 6" x 6' 8" (2.29m x 2.03m)

Double glazed window to front, door to entrance hall.

Bathroom

Double glazed window to side, panelled bath, pedestal sink, central heating radiator, low flush toilet, door to entrance hall.

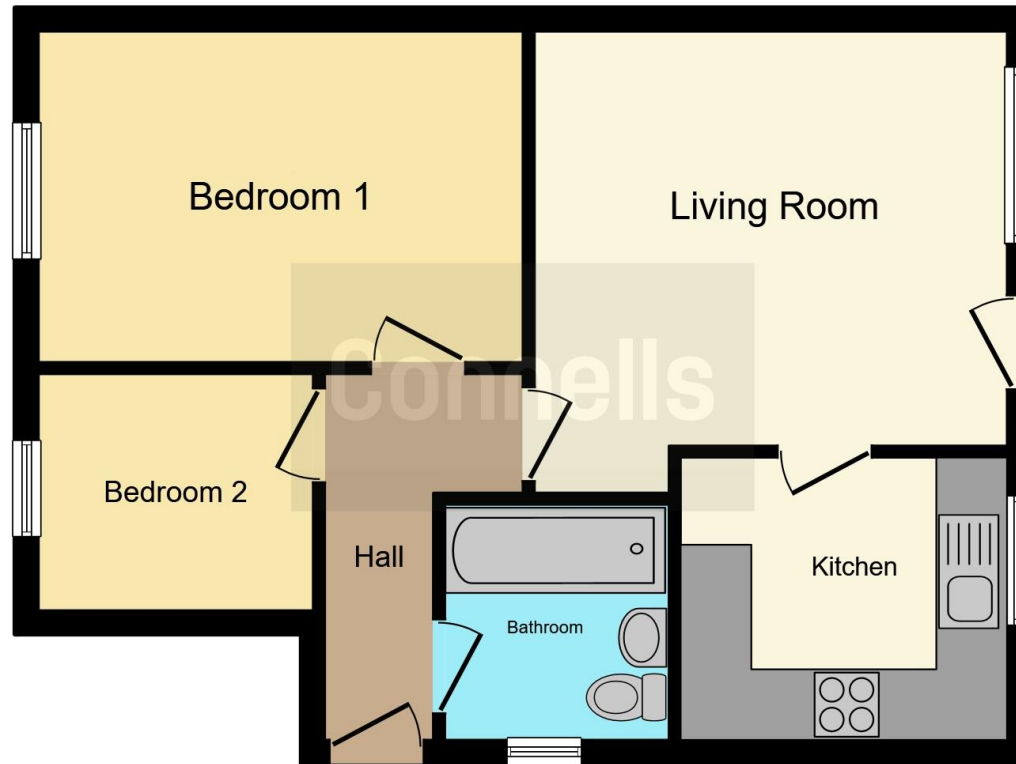
Outside

Shared enclosed rear garden.









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

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH331410

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Jan 2020. 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.



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Property Ref: WVH331410 - 0003