



Connells

Beaumont House Old Stafford Road
Coven Wolverhampton

Beaumont House Old Stafford Road Coven Wolverhampton WV10 7EP

for sale
£170,000



Property Description

Here is your chance to purchase a well presented and chain free grounds floor corner plot apartment situated on this wonderful development in a rural location.

Externally the property is accessed via a security gated entry system with a large winding communal driveway leading to the main apartment. Externally this property has lake/pool views to rear. Viewing is highly recommended.

Internally there is communal entrance with security entrance system leading to the main entrance hall, selection of two bedrooms, en-suite, bathroom and a large lounge dining room with separate fitted kitchen.

FURNITURE PACKAGE AVAILABLE
(separate negotiation).

For further detail please contact the Award Winning Connells Estate Agents in Wolverhampton,

Location And Area

Situated off the main Stafford Road within the area of Coven/ Cross Green which is a lovely rural setting with access to the M54 and M6 motorways. Popular schooling, doctors, dentists, public houses and eateries are all conveniently located within close proximity and further shopping can be found within Bentley Bridge Retail Park within Wednesfield, Wolverhampton City Centre, Telford and Cannock area.

Communal Entrance

Secure entry system with a door to the main entrance hall.

Entrance Hall

Wall mounted phone entry system, doors to various rooms, fitted alarm system, wall mounted Hive heating system, airing cupboard, storage cupboard, laminate floor and smoke alarm.

Entertainment Lounge Diner

20' 2" x 11' (6.15m x 3.35m)

Double glazed bay window to side, double glazed french doors with side view windows overlooking the pool/ lake area to rear, laminate flooring, door to hall, door to kitchen, two central heated radiators.

Kitchen

12' 1" x 6' 1" (3.68m x 1.85m)

Double glazed window to side, door to entertainment lounge diner, selection of wall and base units with roll top worksurfaces, gas hob with oven and extractor, central heated radiator, part tiled walls, one and a half drainer sink unit. integrated appliances which includes dishwasher, fridge and freezer, spotlights to ceiling.



Bedroom One

10' 8" into wardrobes x 9' 8" (3.25m into wardrobes x 2.95m)

Double glazed window to front with pool/lake views, door to en-suite, door to hall, central heated radiator, laminate floor and built in wardrobe.

En-suite

Fitted suite with a walk in shower area, low flush toilet, wall mounted wash basin, shaving point, laminate floor, heated towel rail, spotlights, extractor fan, door to bedroom one.

Bedroom Two

9' 6" x 6' 9" (2.90m x 2.06m)

Double glazed window to rear with pool/lake views, door to hall, central heated radiator, laminate floor.

Bathroom

Fitted suite with a panelled bath, fitted shower tap, wall mounted wash basin, low flush toilet, laminate floor, door to hall, wall mounted mirror, extractor fan, heated towel rail.

Garden Area

Wonderful communal and beautiful presented garden grounds with a remote controlled gated entrance with shared driveway leading to the main car parking area.

Car Parking

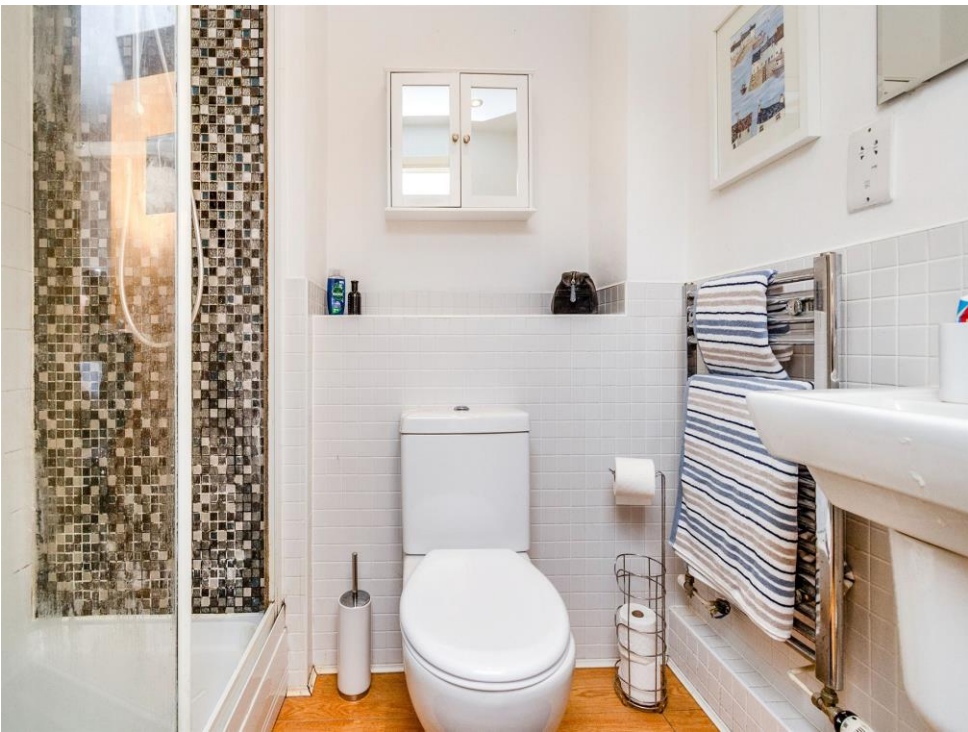
One allocated parking space to the front of the property and communal visitor spaces.

Agents Note

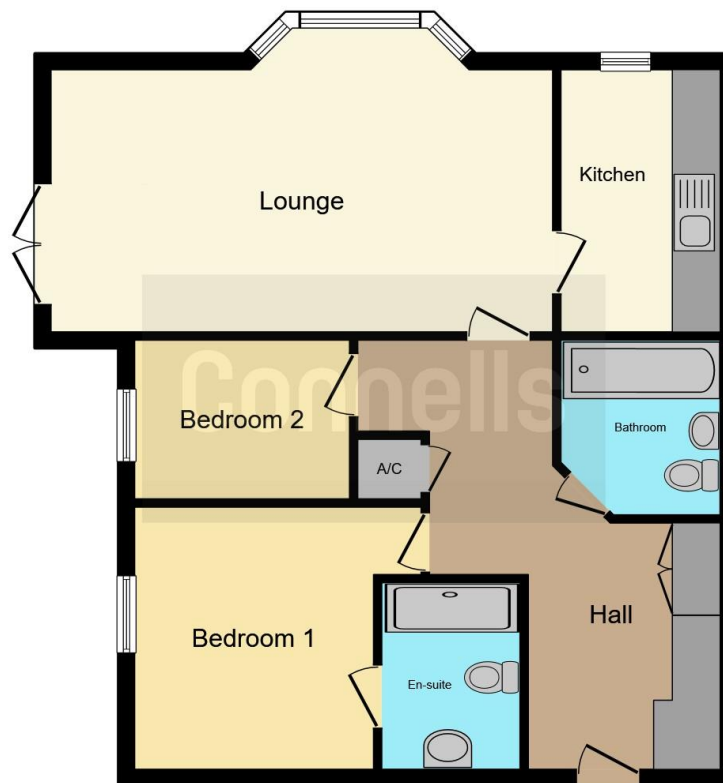
Viewing is highly recommended to appreciate this rare corner plot modern built apartment on offer.

For further details please contact Connells of Wolverhampton.









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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH331430

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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: WVH331430 - 0002