



**Connells**

Milestone Court Lime Tree Avenue  
Tettenhall Wood Wolverhampton



# Milestone Court Lime Tree Avenue Tettenhall Wood Wolverhampton WV6 8HB

for sale offers in the region of  
**£175,000**



## Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market this TWO BEDROOM FIRST FLOOR FLAT situated in a popular location just off Mill Lane on the borders of Tettenhall Wood and Wightwick. This accommodation also boasts NO ONWARD CHAIN & IS AVAILABLE NOW.

As you enter the communal hallway, you're greeted with a lovely water feature along with stairs to all floors. Inside the flat is an entrance hallway, leading to a kitchen and spacious lounge. Just off the lounge is a dining room which could also be used as a potential third bedroom if needed. A inner hallway will then take you to two double bedrooms, a shower room and a separate W/C.

Outside, the communal grounds are well looked after and communal parking is available. An added benefit of this flat is that it comes with a garage for parking or additional storage space.

Viewings are highly recommended so book your viewing today with the Connells Wolverhampton branch.

## Location And Area

Placed in the popular Tettenhall area this wonderful spacious apartment is ideally situated for access to many highly regarded local schools. Nearby shopping facilities can be found at Tettenhall Green or a short trip into Wolverhampton City Centre can provide a much wider range of amenities.

## Communal Entrance Hall

Secure intercom system to enter the communal hallway where you find a water feature with stairs rising to all floors.

## Entrance Hall

Two storage cupboards with one housing the immersion heater, intercom system, coving to ceiling, ceiling light point and doors to the kitchen and lounge.

## Kitchen

11' x 7' ( 3.35m x 2.13m )

Matching wall and base units with double sink and drainer, plumbing point for washing machine, space for fridge and freezer, useful storage hatch, two ceiling light points and a double glazed window

## Lounge

16' x 13' 10" ( 4.88m x 4.22m )

Double glazed window, two ceiling light points, wall mounted electric heater and doors leading to the hallway, dining room and inner hallway.

## Dining Room

14' 1" x 8' 1" ( 4.29m x 2.46m )

Double glazed window, ceiling light point, coving to ceiling, wall mounted electric heater and doors to the inner hallway and lounge.

## Inner Hallway

Ceiling light point, overhead storage cupboard and doors leading to the lounge, dining room, separate W/C, shower room and two bedrooms.

### Bedroom One

13' 1" x 11' ( 3.99m x 3.35m )

Double glazed window, fitted wardrobes, wall mounted electric heater, ceiling light point and built-in wardrobe.

### Bedroom Two

10' 1" x 7' 11" ( 3.07m x 2.41m )

Double glazed window, coving to ceiling, built-in wardrobe, ceiling light point and a wall mounted electric heater.

### Shower Room

Walk-in shower cubicle, vanity wash hand basin with W/C, tiled walls, electric heated towel rail, ceiling light point and a double glazed window.

### Separate Wc

Low flush W/C, partly tiled walls, ceiling light point and double glazed window.

### Garage

Up and over garage door.



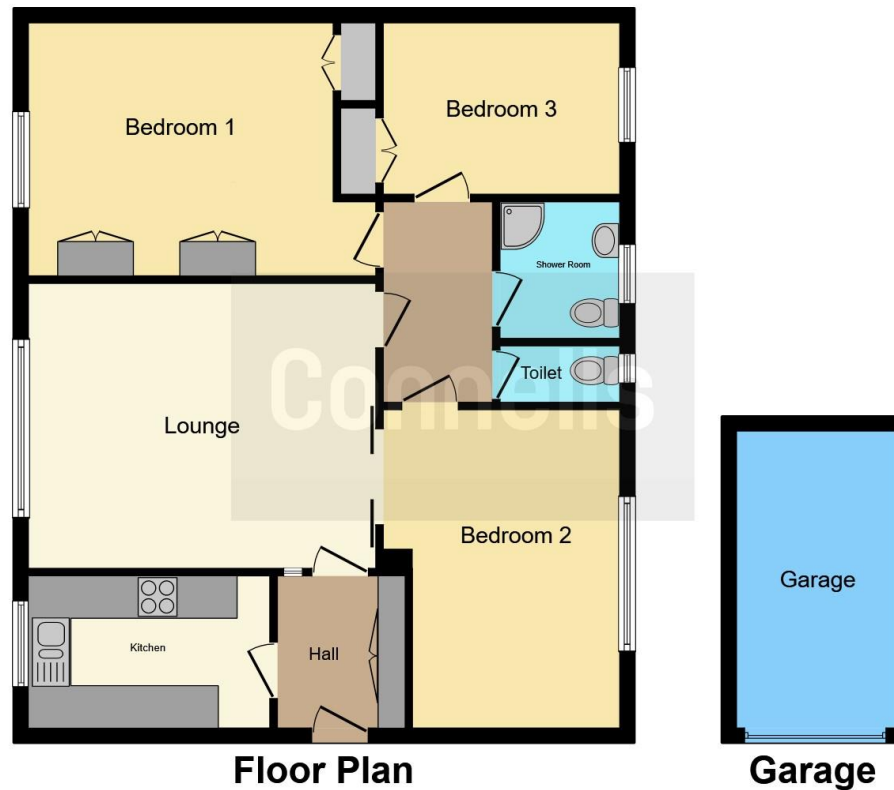












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH329390](http://connells.co.uk/Property/WVH329390)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. 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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