



Connells

Montgomery House Old Stafford Road
Coven, Cross Green Wolverhampton

Montgomery House Old Stafford Road Coven, Cross Green Wolverhampton WV10 7EQ

for sale offers in excess of
£160,000



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive two bedroom first floor apartment on a popular residential development. Located on a private gated development this property must be viewed.

The property comprises of communal entrance hall, entrance hall, large 26ft kitchen lounge with feature Juliet balcony, two bedrooms, en-suite shower room and bathroom. Externally there is an allocated parking space and communal gardens.

The Location & Area

Situated next to the Three Hammers Golf Course and Bistro within a popular rural setting which offers fantastic commuting access to the A449 Stafford Road with links to the M54, M6 motorways and the i54 Commercial development. Popular shopping can be found nearby within the areas of Penkridge, Oxley, Fordhouses and the popular Bentley Bridge Retail Park. Cannock is also relatively close by

Communal Entrance Hall

Secure intercom entry, stairs to all first floors.

Entrance Hall

Various storage cupboard, airing cupboard, doors to various rooms.

Entertainment Lounge Kitchen

26' 10" x 11' (8.18m x 3.35m)

Juliet balcony to rear with countryside views, two central heating radiators, a range of wall and base units, inset oven, hob and extractor, stainless steel drainer sink, space for various appliances, door to entrance hall.

Bedroom One

8' 11" x 6' 9" (2.72m x 2.06m)

Double glazed French window to rear with countryside views, central heating radiator, door to entrance hall.

Bedroom Two

9' 8" x 10' 9" (2.95m x 3.28m)

Double glazed French window to rear with countryside views, fitted wardrobe, central heating radiator, door to en-suite.

En-Suite

Shower cubicle, low flush toilet, wash hand basin, extractor fan, spotlights, door to Bedroom Two.

Bathroom

Panelled bath, central heating radiator, wash hand basin, low flush toilet, door to entrance hall.

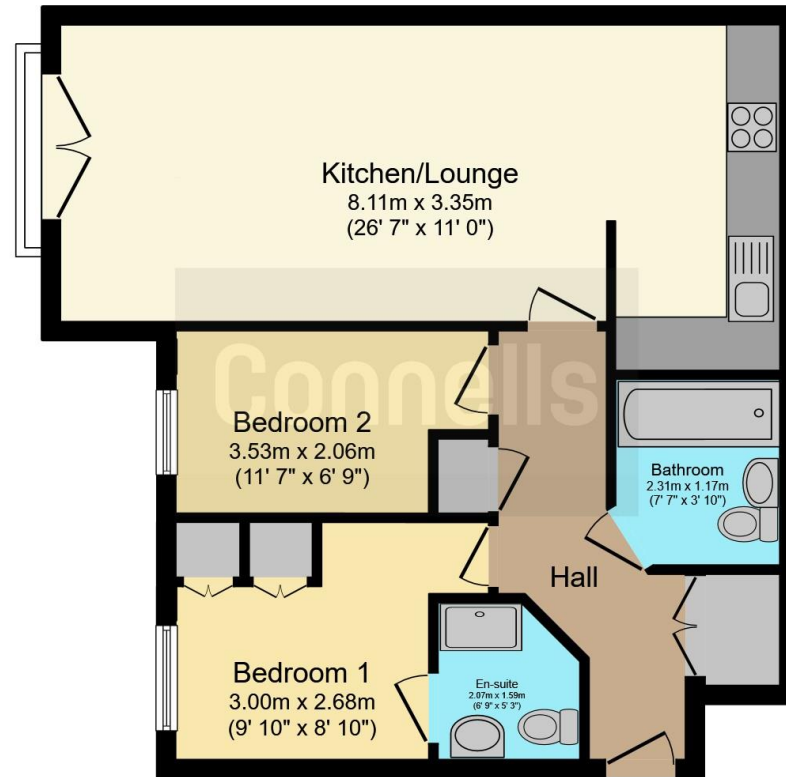
Outside

Allocated parking space, delightful 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

To view this property please contact Connells on

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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 2163.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH331924

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.

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