



**Connells**

Donington Grove  
Oxley Wolverhampton

# Donington Grove Oxley Wolverhampton WV10 6EE

for sale offers in the region of  
**£135,000**



## Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is proud to present to the market this well presented two bedroom first floor apartment on a popular development with secure electric gated entry. This spacious accommodation would make an ideal first time purchase or buy to let investment opportunity.

The property comprises of a communal hallway, entrance hall, kitchen / lounge with a Juliet balcony, two well proportioned bedrooms, en-suite shower room and bathroom. Externally there are communal grounds with one allocated parking space.

Viewing is highly recommended to appreciate the accommodation on offer.

Don't miss your chance and call to book your viewing today with the Connells Wolverhampton branch.

## Location And Area

Situated on a popular and modern built development just off the A449 Stafford Road, which offers fantastic commuting links into Wolverhampton City Centre and the M54 as well as M6 motorways, the i54 Commercial development is also relatively close by as well as popular schooling, doctors and dentists as well as popular public houses with eateries just a stone's throw away.

## Approach

Set behind secure electric gates with allocated parking spaces. Entry into the accommodation via a secure intercom system.

## Communal Entrance Hall

Secure intercom access, stairs.

## Entrance Hallway

Double glazed window, two storage cupboards, radiator and doors leading to the spacious lounge/kitchen, two bedrooms and bathroom.

## Kitchen/ Lounge

21' 5" x 10' 3" ( 6.53m x 3.12m )

Matching wall and base units with one and a half stainless steel sink and drainer with mixer spray tap, plumbing point for washing machine, integrated electric oven, four ring gas hob with extractor hood above, wall mounted boiler, ceiling light point, double glazed window. Open plan kitchen with the lounge having two radiators, ceiling light point and Juliet balcony with French doors.

## Bedroom One

10' 7" x 9' 6" ( 3.23m x 2.90m )

Double glazed floor to ceiling window, ceiling light point, radiator and door to the en-suite shower room.

## En-Suite

Shower cubicle, low flush WC, wash hand basin, partly tiled walls, ceiling light point, radiator and extractor fan.

## Bedroom Two

10' 7" x 7' 6" ( 3.23m x 2.29m )

Double glazed floor to ceiling window, ceiling light point and radiator.

## Bathroom

Panelled bath, low flush WC, partly tiled walls, wash hand basin, ceiling light point, extractor fan, radiator and a double glazed window to the side.

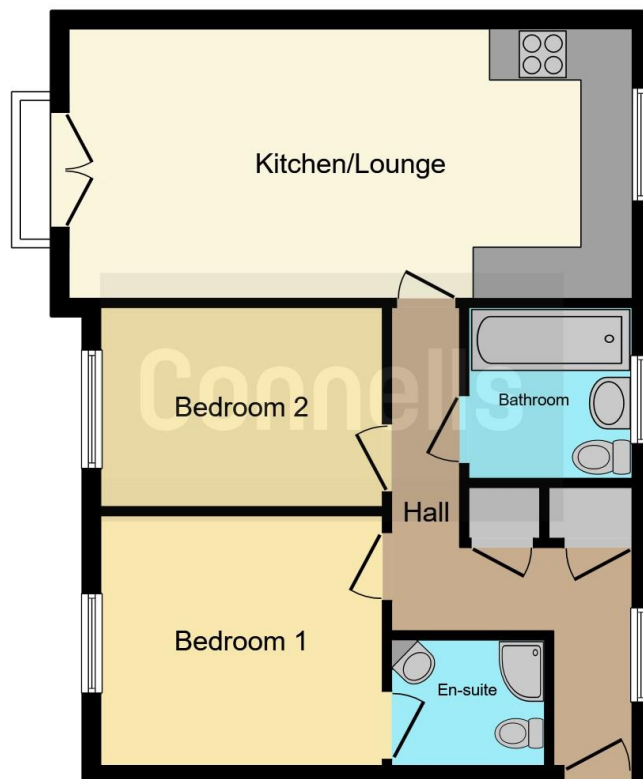
## Outside

Communal grounds with one allocated parking space.









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: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH331909](http://connells.co.uk/Property/WVH331909)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. 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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Property Ref: WVH331909 - 0004