



Connells

Europa Gardens
Oxley Wolverhampton

Europa Gardens Oxley Wolverhampton WV10 6BY

for sale offers in the region of
£140,000



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive two bedroom ground floor apartment in a cul-de-sac location. Befitting from having an entry shared with only one neighbour, this property must be viewed.

The property comprises of entrance hall with intercom entry, large entertainment style lounge kitchen, two bedrooms and bathroom. Externally there is ample commuting parking area and communal grounds.

The Location & Area

Situated on the modern Akron Gate development which is located just off the main Stafford Road with links into Wolverhampton City centre along with the M54 and M6 motorways. The i54 commercial development is relatively close by and there are local schools within the area with popular shopping at Bentley Bridge retails parking and Wednesfield.

Entertainment Lounge Kitchen

14' 4" x 16' 7" (4.37m x 5.05m)

Double glazed window to front and side, a range of wall and base units with inset oven, hob and extractor, one and half stainless steel drainer sink, central heating radiator, door to entrance hall.



Communal Entrance Hall

Security entry via intercom access, doors to entrance hall.

Entrance Hall

Door to communal entrance, doors to various rooms, electric radiator.

Bedroom One

15' 7" x 10' 11" (4.75m x 3.33m)

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

Bedroom Two

6' 8" x 10' 7" (2.03m x 3.23m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Bathroom

Panelled bath, low flush toilet, pedestal sink, extractor fan, door to entrance hall.

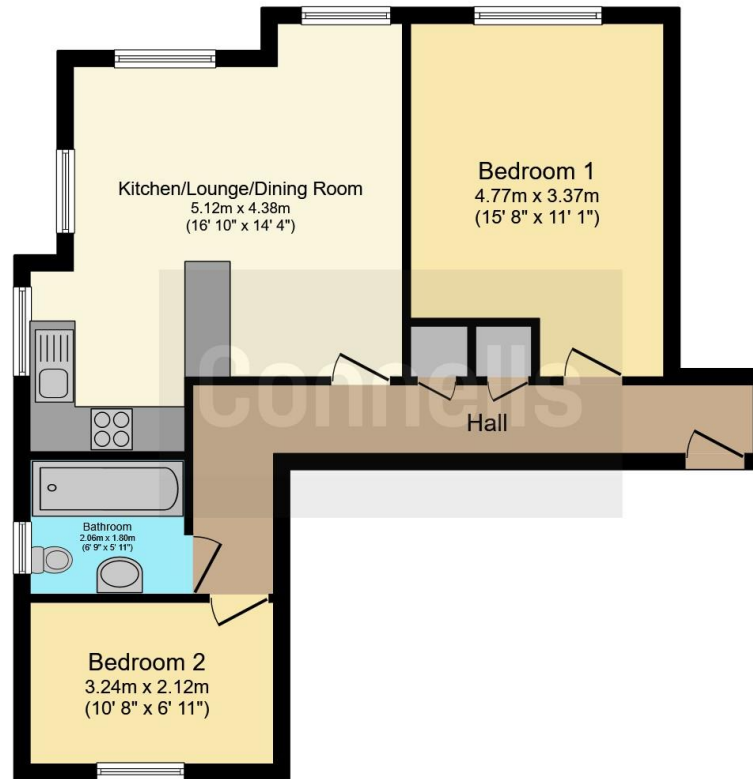
Outside

There is large communal parking area and 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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: Awaited

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH331866

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. 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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