



**Connells**

Wesley Court Birmingham New Road  
Wolverhampton



# Wesley Court Birmingham New Road Wolverhampton WV4 6BP

for sale offers in the region of  
**£99,950**



## Property Description

The Award Winning Connells Wolverhampton branch is delighted to bring to the market this first floor two bedroom flat situated on the ever popular Birmingham New Road and boasts NO ONWARD CHAIN. This deceptively spacious flat would be ideal for a first time buyers, down sizing and investors. Viewings are highly recommended, contact us to book a viewing.

Internally there is an entrance hall, spacious lounge, well appointed kitchen, two generously sized double bedrooms and modern shower room with separate wc. There is also the added benefit from having an enclosed rear garden.

## The Location & Area

Situated on Birmingham New Road which offers fantastic commuting access to the M6 and M54 motorways. There is fantastic selection of local shopping within Cannock, Wednesfield and Wolverhampton as well as Telford. Schools can be found nearby and bus routes linking to Wolverhampton City.

## Approach

Set back from the roadside with access via a secure intercom system.

## Communal Hall

Stairs rising to all floors, door to front and rear access leading to the rear garden.

## Entrance Hall

Intercom, ceiling light point, central heating radiator, door to various rooms.

## Lounge

13' 7" max x 13' 5" max ( 4.14m max x 4.09m max )

Double glazed window to front, central heating radiator, wall mounted electric fire, ceiling light point.

## Kitchen

8' x 6' 6" ( 2.44m x 1.98m )

Base units with work tops, stainless steel sink and drainer with mixer tap, plumbing for washing machine, electric cooker point, extractor fan, storage cupboard housing wall mounted boiler, ceiling light point, part tiled walls. double glazed window to rear.



### Bedroom One

11' 9" max x 11' 9" max ( 3.58m max x 3.58m max )

Double glazed window to rear, ceiling light point, central heating radiator.

### Bedroom Two

11' 8" max x 11' 9" max ( 3.56m max x 3.58m max )

Double glazed window to front, ceiling light point, central heating radiator, fitted wardrobes and drawers.

### Shower Room

Walk-in shower cubicle, wash hand basin unit, heated towel rail, ceiling light point, part tiled walls, central heating radiator, double glazed window to rear.

### Separate Wc

Low flush toilet, ceiling light point, double glazed window rear.

### Outside Rear

Enclosed fenced rear garden with lawn, patio area, mature trees.



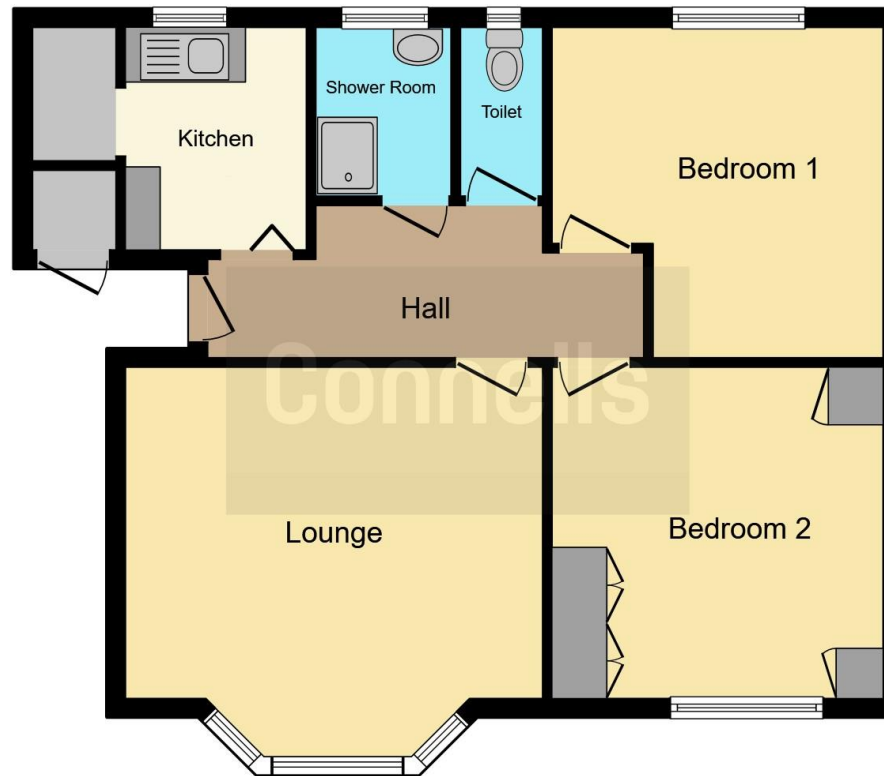












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax  
 Band: A

Service Charge: 685.00 Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH332239](http://connells.co.uk/Property/WVH332239)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Sep 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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