



Connells

Prestwood Road
Wednesfield Wolverhampton



Property Description

A 721 SQFT APARTMENT - GAS CENTRAL HEATING AND DOUBLE GLAZING - DOUBLE BEDROOMS - VERY WELL PRESENTED!

A spacious ground floor apartment within walking distance of New Cross Hospital ideal for anyone in the medical profession. Viewing is highly advised to appreciate the modern development on offer.

A secure fob entry with corridor and door leading into hallway. From there is a spacious lounge kitchen with bay which can be used for a dining area, two double bedrooms with fitted wardrobes and down lighting. A recently fitted en-suite to high standard, bathroom and very secure gated entrance to the allocated parking and visitor spaces.

Communal Entrance Hall

Secure door to front access via fob, electric meter, post box, access to property.

Entrance Hall

Central heating radiator, doors to open lounge kitchen diner.

Lounge Kitchen Diner

20' 6" x 12' 10" into bay (6.25m x 3.91m into bay)

Kitchen Area

Fitted kitchen with a range of wall and base units, work surfaces, sink drainer, integrated gas hob, electric oven, complementary tiling, tiled floor, integrated fridge freezer, airing cupboard housing central heating boiler, washing machine and dryer.

The Location & Area

Situated just a stone's throw away from New Cross Hospital and Bentley Bridge Retail Park where there is a fantastic selection of local shopping, eateries and public houses. Doctors, dentists and looked after schools are also within close proximity.

Lounge Diner Area

Double glazed bay window to front, central heating radiator, spotlights, feature wall with down lighting.



Bedroom One

11' 3" x 14' 1" (3.43m x 4.29m)

Double glazed window, central heating radiator, spotlights, fitted wardrobes, down lighting, access to en-suite

En-Suite

Recently refurbished. Shower cubicle, low level wc, wash hand basin, tiled walls, tiled floor, fitted mirror with lighting, extractor fan, central heating radiator.

Bedroom Two

12' 9" x 8' 9" (3.89m x 2.67m)

Double glazed window, central heating radiator, spotlights, fitted wardrobes, down lighting.

Bathroom

Bath with shower over, low level wc, wash hand basin, fitted mirror with lighting, spotlights, tiled walls, tiled floor, towel rail radiator.

Outside

Driveway leading to electric gated entrance leading to the allocated parking space, visitor spaces, gated access leading to a lawned area with various borders and shrubs, bin store.

Agents Note

Vendor has advised that there has been a recently installed central heating boiler in recent years.









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: C

Council Tax
Band: B

Service Charge:
1600.00

Ground Rent:
300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH332902

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH332902 - 0002