





Property Description

Connells Wolverhampton are pleased to present to market this ground floor tow bedroom flat being sold with NO UPWARD CHAIN. An ideal starter or buy to let opportunity this well presented property is located within walking distance of Bilston town centre with a variety of local amenities and transport links including the bus station. Viewing is highly recommended to appreciate, please call Connells Wolverhampton to book your viewing today.

The property comprises of entrance hall leading to a spacious lounge, fitted kitchen with appliances, two double bedrooms, bathroom and separate wc. Outdoor areas provided a communal garden space and on street parking.

The Location & Area

Just off the Black Country route which provides access to the Birmingham New Road and M6 motorway. The property is ideally situated for access to Coseley rail station which close by along with a range of local schooling. Also conveniently located for Loxdale and Bilston Central tram stops with access to Birmingham.

Communal Entrance

Door to front with intercom system, access to all floors.

Entrance Hall

Door to side, central heating radiator, two storage cupboards.

Lounge

19' 4" plus bay x 10' 6" (5.89m plus bay x 3.20m)

Double glazed bay window to side, double glazed window to side, central heating radiator, intercom system.

Kitchen

14' 8" x 8' 2" (4.47m x 2.49m)

Double glazed window to front, a range of wall and base units, work surfaces, stainless steel sink and drainer, gas oven, gas hob, washing machine, fridge freezer, central heating radiator.

Bedroom One

15' 8" x 8' 7" (4.78m x 2.62m)

Double glazed window to front, central heating radiator.

Bedroom Two

12' 5" x 9' (3.78m x 2.74m)

Double glazed window to front, central heating radiator.

Bathroom

Double glazed window to front, wash hand basin, bath with mixer taps and shower head, central heating radiator, tiled walls, tiled flooring.

Separate Wc

Double glazed window to front, low flush wc.

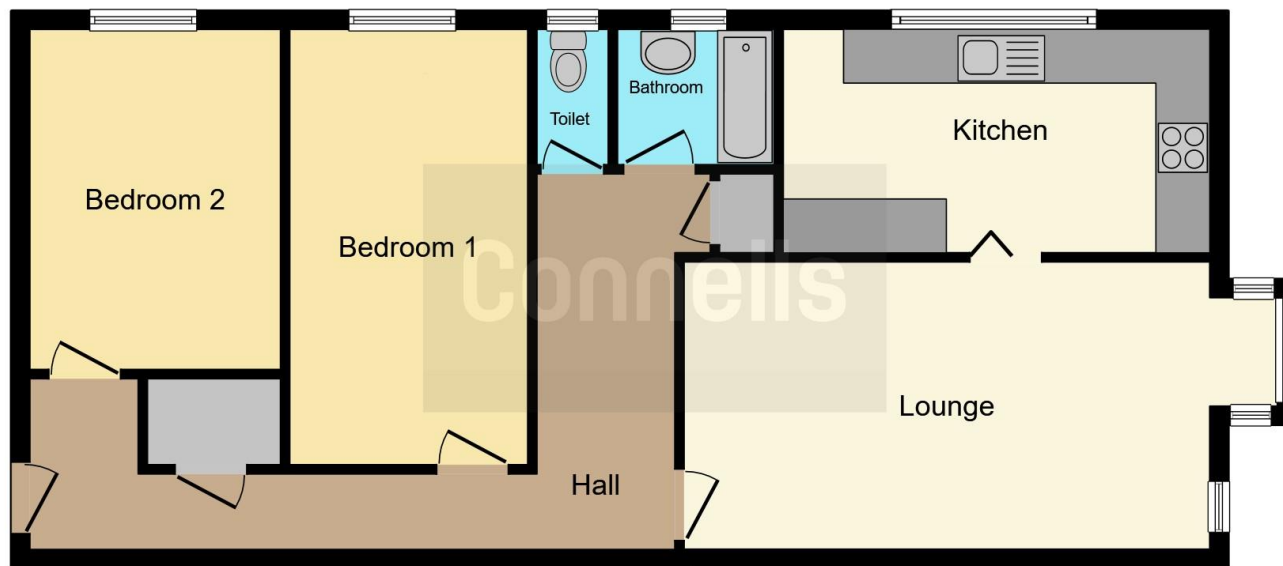
Outside

Communal gardens.









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:
 Awaited

Council Tax
 Band: A

Service Charge: 569.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH333319

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Aug 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.



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