



**Connells**

Albion Street  
City Centre Wolverhampton



### Property Description

The Award Winning Connells Wolverhampton branch are delighted to bring to the market this fantastic and well presented two bedroom ground floor City centre apartment boasting NO ONWARD CHAIN. The property is suitable for first time buyers, investors or those seeking to down size with ground floor accommodation. Viewing is highly recommended, contact Connells today to book your viewing.

The property comprises of communal entrance hall, entrance hall, good size lounge with Juliet balcony and open plan fitted kitchen, two bedrooms, en-suite shower room and bathroom. Externally there is an allocated parking space and communal ground.

### Communal Entrance Hall

Doors and stairs to all floors.

### Entrance Hall

Intercom system, electric storage heater, two ceiling light point, doors to bathroom, open plan lounge kitchen, bedrooms and bathroom.

### Open Plan Lounge Kitchen

27' 9" x 11' 6" ( 8.46m x 3.51m )  
French doors leading to a Juliet balcony, two ceiling light point, boiler cupboard, two electric storage heaters, addition cupboard, matching wall and base units, one and half stainless steel and drainer with mixer tap, integrated electric oven, four ring electric hob, part tiled walls, plumbing for washing machine, space for fridge freezer, double glazed window to front.

### The Location & Area

Situated just a stone's throw away from Wolverhampton City Centre and Wolverhampton Train Station offering fantastic commuting access to Birmingham, London and many other rail link areas. Wolverhampton Bus station is also nearby and links from Willenhall Road to the Black Country Route which links to M6 motorway

### Approach

Set back from the roadside behind allocated parking with access to the main accommodation via a secure intercom system.

### **Bedroom One**

11' 5" x 8' 8" ( 3.48m x 2.64m )

Double glazed window to rear, built-in wardrobe, electric storage heater, ceiling light point, door to en-suite shower room.

### **En-Suite Shower Room**

Shower cubicle, low flush wc, wash hand basin, shaver point, electric heated towel rail, extractor fan, ceiling light point, tiled walls.

### **Bedroom Two**

8' 3" x 7' 6" ( 2.51m x 2.29m )

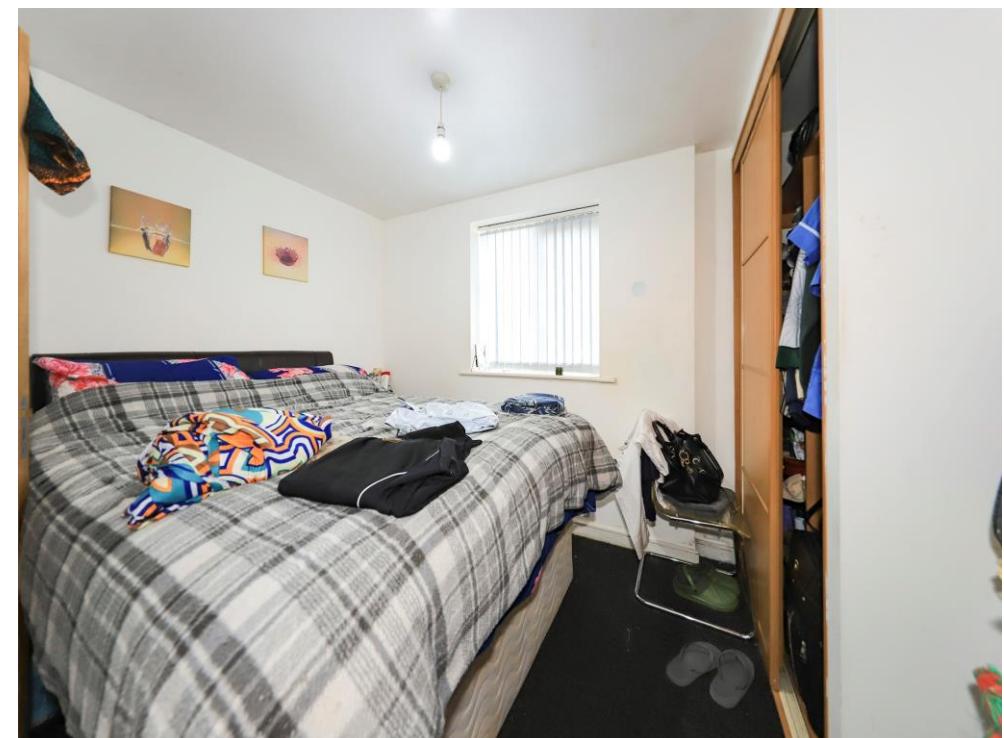
Double glazed window to front, electric storage, ceiling light point.

### **Bathroom**

Panelled bath with shower over, low flush wc, wash hand basin, electric heated towel rail, tiled walls, extractor fan, shaver point, double glazed window to front.

### **Outside**

One allocated parking space and communal 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](http://www.focalagent.com)

To view this property please contact Connells on

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**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D  
 Council Tax  
 Band: B

Service Charge:  
 1200.00

Ground Rent:  
 75.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH331989](http://connells.co.uk/Property/WVH331989)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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.

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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