



**Connells**

Avenue Road  
Compton Wolverhampton



Avenue Road  
Compton Wolverhampton WV3 9JR

for sale offers in the region of  
**£150,000**



### Property Description

Connells Wolverhampton are delighted to bring to the market this well presented three bedroom ground floor flat in a popular residential location. Set in an attractive period property, this home should be viewed in order to fully appreciate.

The property comprises of communal entrance hall, entrance hall, modern lounge kitchen with feature bay window, three bedrooms and bathroom. Externally there is an allocated parking space and a rear garden.

### The Location & Area

Positioned just off the Compton Road in a popular residential area close to commuting to Wolverhampton City Centre and Wolverhampton University. There are excellent transport links nearby with good schooling and other local amenities at hand.

### Communal Entrance Hall

Door to front, access to all floors.

### Entrance Hall

Door to front, doors to various rooms.

### Lounge Kitchen

18' 3" x 13' 7" ( 5.56m x 4.14m )

Large feature double glazed bay window to front, a range of wall and base units, integrated oven, hob and extractor, one and half stainless steel drainer sink, space for various appliances.

### Bedroom One

14' 1" x 10' 10" ( 4.29m x 3.30m )

French doors to rear with juliet balcony, electric radiator, storage cupboard, door to entrance hall.

### Bedroom Two

14' 2" x 6' 10" ( 4.32m x 2.08m )

Double glazed window to rear, electric heater, door to entrance hall.

### Bedroom Three

10' 9" x 9' 5" ( 3.28m x 2.87m )

Double glazed window to front, door to entrance hall.

### Bathroom

Double glazed window to rear, panelled bath with waterfall shower over, wash hand basin, door to entrance hall.

### Outside

Allocated parking space, communal area and a rear garden.



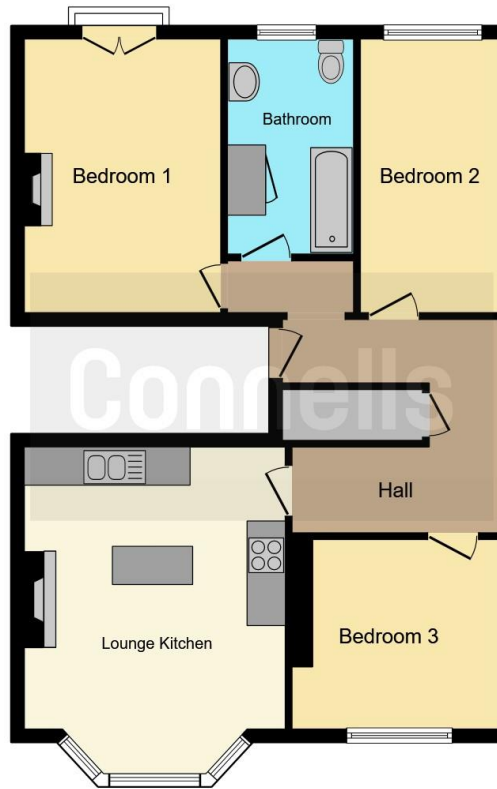












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax  
 Band: A

Service Charge: 900.00 Ground Rent:  
 50.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH333416](http://connells.co.uk/Property/WVH333416)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 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.

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