



Connells

Albion Street
City Centre Wolverhampton



Property Description

Connells Wolverhampton are delighted to present to market this modern ground floor apartment that has been recently refurbished and is immaculately presented. Being sold fully furnished to include brand new sofa, arm chair, coffee tables, dining table and chairs, two beds, two mattresses, wardrobe and chest of drawers, making this an ideal for first time buyers. Also boasting NO UPWARD CHAIN and a convenient City centre location, perfect for commuters into Wolverhampton by foot or Birmingham by rail. Viewing is highly recommended to appreciate, to arrange a viewing please call our Sales Team today.

Internally the property comprises a welcoming entrance hall with convenient storage. Arguably the most impressive area of the home is the open lounge kitchen, a light filled room courtesy of a south west facing direction, a recently fitted kitchen offers modern living needs with an integrated oven, hob and freestanding washing machine, dishwasher and fridge freezer. Continuing through the home are two spacious bedrooms, the master boasts fitted wardrobes and en-suite and separate bathroom to complete the internal accommodation. Externally the property boasts an allocated parking space.

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

Entrance Hall

Access fire door to front, electric heater, airing cupboard, storage cupboard.

Lounge Kitchen

Double glazed patio doors to side giving access to the patio, double glazed window to side, two electric heaters. The kitchen area has a double glazed window to side, a range of wall and base units with work surfaces, stainless steel sink and drainer, electric oven, electric hob, washing machine, dishwasher, fridge freezer.

Bedroom One

13' 5" into wardrobe x 11' 6" (4.09m into wardrobe x 3.51m)

Double glazed window to side, electric heater, fitted wardrobe, door to en-suite.

En-Suite

Shower cubicle, wc, wash hand basin, extractor fan, heated towel rail, shaver point, tiled walls, tiled flooring.

Bedroom Two

11' plus recess x 7' 5" (3.35m plus recess x 2.26m)

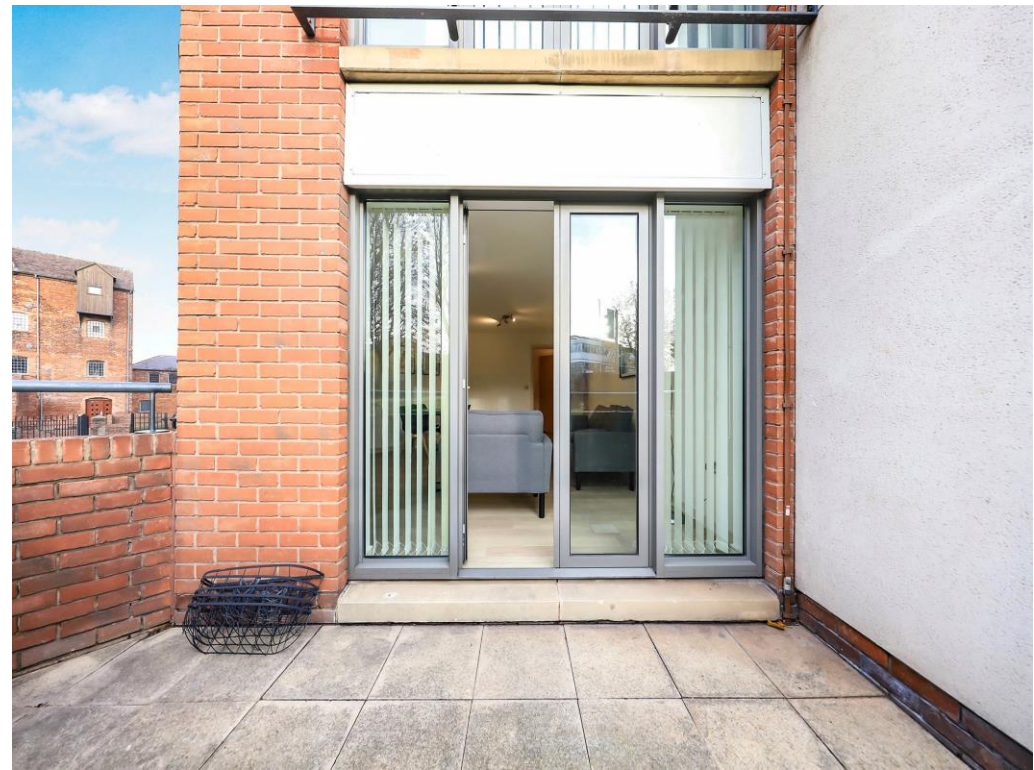
Double glazed window to side, electric heater.

Bathroom

Double glazed window to side, wc, wash hand basin, bath with mixer taps, extractor, heated towel rail, shaver point, tiled walls, tiled flooring.

Outside

There is one allocated parking space to front.









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: C

Council Tax
 Band: C

Service Charge:
 1657.22

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH333952

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



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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