



**Connells**

Chequerfield Drive  
Penn Fields Wolverhampton





### Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this deceptively spacious two bedroom ground floor maisonette situated in a popular cul-de-sac in Penn Fields and boasts NO ONWARD CHAIN. Viewings are highly recommended, call Connells today to book a viewing.

Internally the property comprises entrance hallway with access to a spacious lounge with adjoining kitchen area. The inner hall leads to you to two bedrooms and well presented bathroom. Outside there is a front garden and to the rear a communal tarmac area with washing lines. The property boasts a garage for parking or storage space.

### Approach

Set back in a cul-de-sac location behind a front garden leading to the main accommodation

### Entrance Hall

Door to front, storage cupboard, ceiling light point, double glazed window, door to lounge.

### Lounge

15' 6" x 11' 8" ( 4.72m x 3.56m )

Double glazed window to front, two ceiling light points, central heating radiator, electric fireplace, doors to entrance hall, inner hall and kitchen.

### The Location & Area

Ideally situated on the outskirts of Wolverhampton City Centre the property is ideally placed for access to the A449 route and Birmingham New Road. The City centre offers a wide range of high street shops, amenities and leisure facilities along with local commuting links including rail and bus stations. There are a number of local shopping facilities and eateries around the area including some one the areas popular schools.

### Kitchen

11' 5" x 7' 5" ( 3.48m x 2.26m )

Matching wall and base units with stainless steel sink and drainer with mixer tap, part tiled walls, gas cooker point, central heating radiator, storage cupboard, double glazed window to rear, doors to lounge and communal area.



### Inner Hall

Ceiling light point, cupboard housing water meter, central heating radiator, doors to lounge, bedrooms and bathroom.

### Bedroom One

14' 8" into wardrobe x 9' 7" ( 4.47m into wardrobe x 2.92m )

Double glazed windows to rear and side, ceiling light point, central heating radiator, fitted wardrobes.

### Bedroom Two

12' 2" x 7' 4" ( 3.71m x 2.24m )

Double glazed windows to front, ceiling light point, central heating radiator, storage cupboard housing wall mounted boiler.

### Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, ceiling light point, central heating radiator, part tiled walls, double glazed window to rear.

### Communal Rear Area

Tarmac communal area with side gate to garages, washing line areas.

### Garage

Up and over door - Garage No 14.

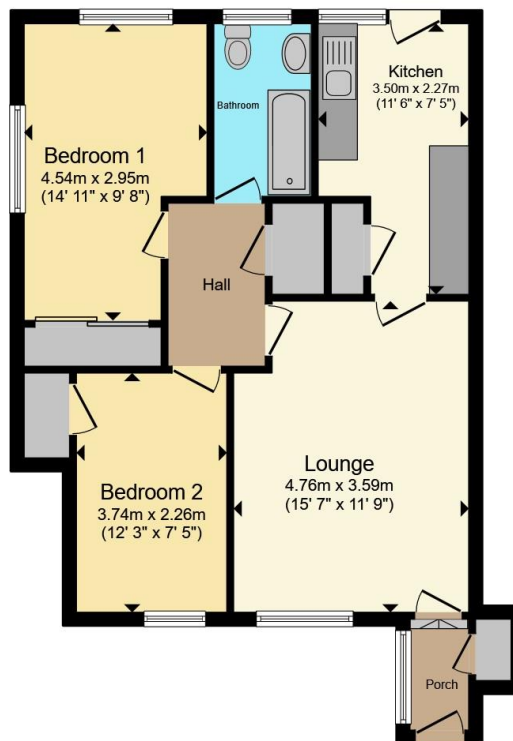












Total floor area 61.4 m<sup>2</sup> (661 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01902 710 170**  
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81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating:  
 Awaited

Council Tax  
 Band: B

Service Charge: 500.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH334022](http://connells.co.uk/Property/WVH334022)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1974. 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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