



**Connells**

West Lodge Tettenhall Road  
Wolverhampton



### Property Description

Welcome to West Lodge!

Connells Wolverhampton bring to the market this well presented chain free ground floor attractive flat. Benefiting from no onward chain and refurbished internal condition this property is ready to move in!

The property comprises of a communal entrance hall, internal entrance hall, large over 18ft long lounge, fitted kitchen, two spacious bedrooms and a shower room.

Externally there is a communal parking area, garage to rear and highly manicured rear gardens.

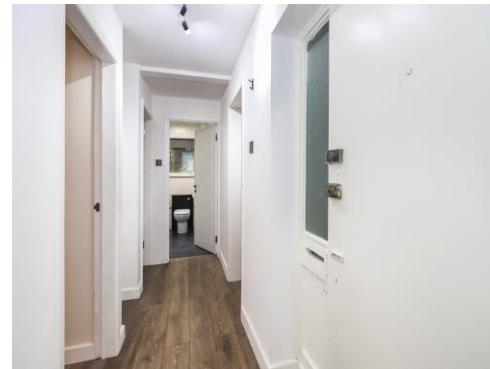
Viewing is highly recommended to appreciate the immaculate condition of the property and grounds surrounding.

### Agents Note

This property has been refurbished to a high standard and must be viewed in order to fully appreciate. The property has fitted blinds throughout, the electric wall mounted radiators are accessible via an app.

### Location And Area

Situated on the popular Tettenhall Road this property offers fantastic access to Wolverhampton City Centre with a great selection of local shopping and the West Park is just a stone's throw away. Schooling can be found relatively close by.



### Communal Entrance Hall

Communal entrance with further door to the property.

### Entrance Hall

Laminate flooring, intercom access, storage area, door to lounge diner.

### Lounge Diner

Laminate flooring, electric wall mounted radiator, sliding door to kitchen.

### Kitchen

Double glazed window, work surfaces with sink drainer, complimentary tiling, integrated electric oven, electric induction hob, integrated dishwasher, washer dryer, fridge freezer, laminate flooring and fitted blinds.

## **Bedroom One**

Double glazed window, free standing wardrobe included in the sale, laminate flooring, electric wall mounted heater, fitted blinds.

## **Bedroom Two**

Double glazed window, laminate flooring, electric wall mounted heater, fitted blinds.

## **Bathroom**

Bath with shower over, vanity unit with low level wc and wash hand basin, double glazed window, extractor fan, radiator, towel rail and fully panelled walls, airing cupboard housing tank.

## **Outside**

Well kept communal garden with pathway to property, ample lawn area, various boarders and shrubs, communal parking area and a detached garage.

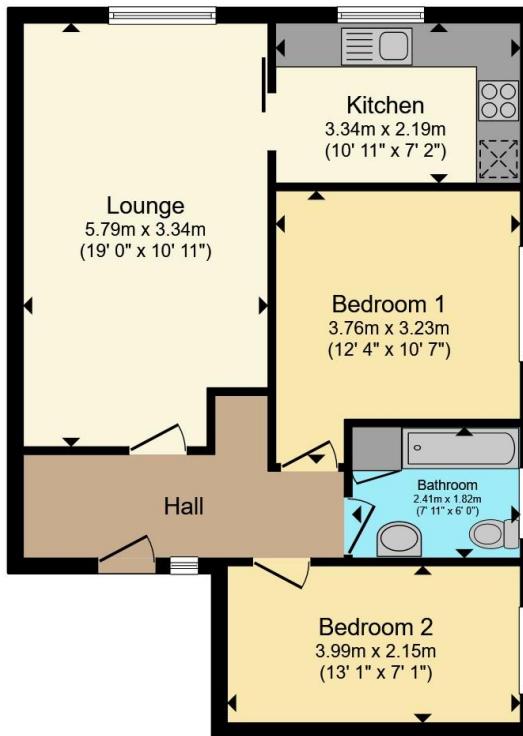
## **Detached Garage**

Up and over doors.









Total floor area 58.6 m<sup>2</sup> (630 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**  
**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:  
 1080.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**[view this property online \[connells.co.uk/Property/WVH334413\]\(http://viewthispropertyonline.connells.co.uk/Property/WVH334413\)](http://viewthispropertyonline.connells.co.uk/Property/WVH334413)**

This is a Leasehold property with details as follows; Term of Lease 151 years from 29 Sep 2010. 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.



**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH334413 - 0002