



**Connells**

Wolmer Road  
Ashmore Park Wolverhampton



### Property Description

Connells Wolverhampton are pleased to present to market this one bedroom first floor maisonette in the popular area of Ashmore Park. Well located to local amenities and transport links this well presented home promises to be the ideal choice for first time buyers and investors alike.

Internally the property comprises of a comfortable lounge, fitted kitchen, fitted bathroom, double bedroom with storage. Externally the property boasts a shared garden space to the rear.

Viewing is highly recommended to appreciate this excellent investment opportunity or starter home for first time buyers.

### Location And Area

Situated just a stone's throw from the popular Kitchen Lane which is a wonderful rural setting on the border for Ashmore Park and Essington. There are a fantastic selection of local schools and shopping can be found within Wednesfield and Bentley Bridge retail park. The M54 and M6 motorways are also relatively close by.

### Entrance Hall

Double glazed door to front, stairs to main accommodation.



### Landing Space

Double glazed window to side, loft access, airing cupboard, separate storage cupboard and radiator.

### Lounge

Double glazed window to rear, radiator, electric fire place.

### Kitchen

Double glazed window to rear, range of wall and base units with worksurfaces above, stainless steel sink drainer, electric oven and electric hob, washing machine, radiator, pantry// store cupboard.

## Bedroom One

Double glazed window to front, radiator, storage cupboard.

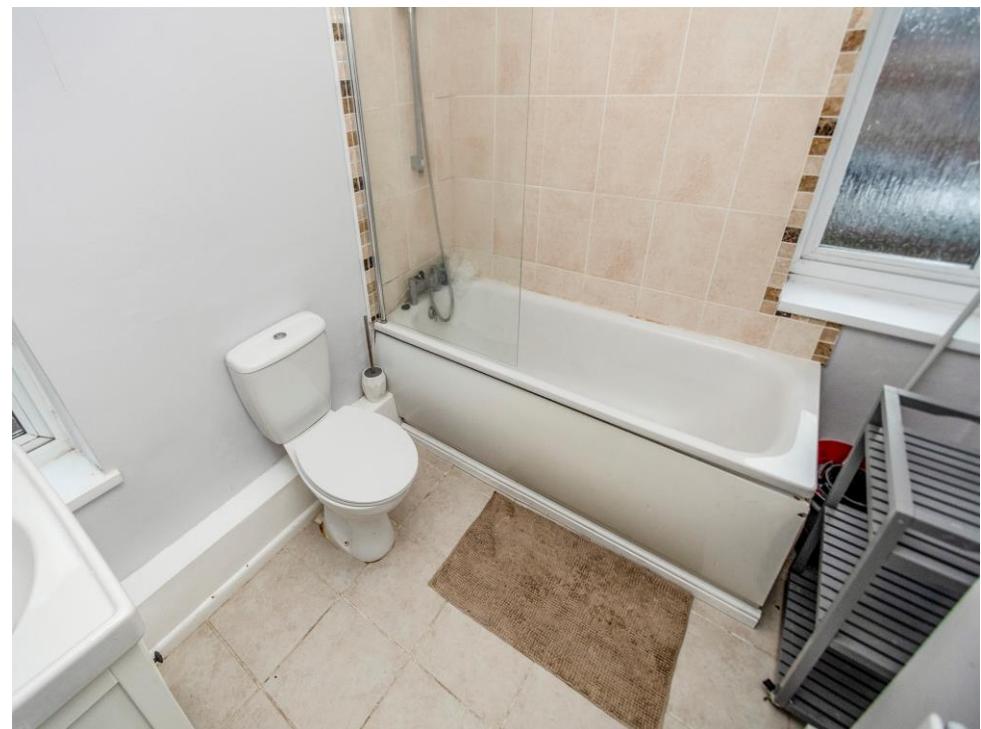
## Bathroom

Double glazed window to front and side, wc, wash hand basin, bath with mixer taps and shower head above, extractor fan, radiator, half tiled walls, fully tiled flooring.

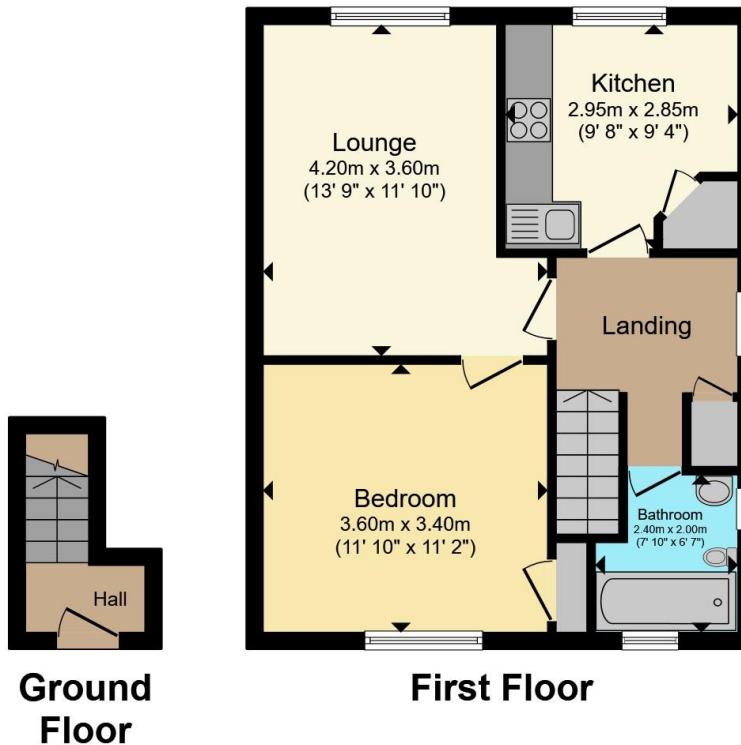
## Outside

On street parking and a shared lawn area, shared garden to rear and private outbuilding.









Total floor area 48.9 m<sup>2</sup> (526 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

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

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C  
 Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH334429](http://connells.co.uk/Property/WVH334429)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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