



Connells
connells.co.uk 01902 710 170
FOR SALE

Connells

Cotswold Grove Coppice Farm Estate Willenhall



Main Description

Connells are offering for sale a modern first floor apartment situated within a cul-de-sac location on the ever popular Coppice Farm estate.

Externally the property has communal gardens and parking to front. Internally the property has its own entrance hall, landing area, lounge with a separate kitchen, bedroom and bathroom.

For further details on this home please contact Connells 01902 710170.

The Location & Area

Situated on the ever popular Coppice Farm within a cul-de-sac location, there is a selection of shops and bus routes nearby.

Entrance Hall

Door to front access, stairs leading to first floor landing.

First Floor Landing

Loft access with pull down ladders, stairs leading to ground floor level, doors to various rooms.

Lounge

14' 3" x 10' 5" (4.34m x 3.18m)
Double glazed window to front, electric fire, two storage heaters, door to landing, archway leading to kitchen area.

Kitchen

12' 3" x 6' 1" (3.73m x 1.85m)
Double glazed window to front & side, wall and base units with roll top work surfaces, one and half drainer sink unit, airing cupboard housing boiler, plumbing for washing machine.



Bedroom

13' 6" into wardrobes x 8' (4.11m into wardrobes x 2.44m)

Double glazed window to front, built-in wardrobe, storage heater, door to landing.

Bathroom

Having a panelled bath with fitted shower, low flush toilet, wash basin, double glazed window, door to landing.

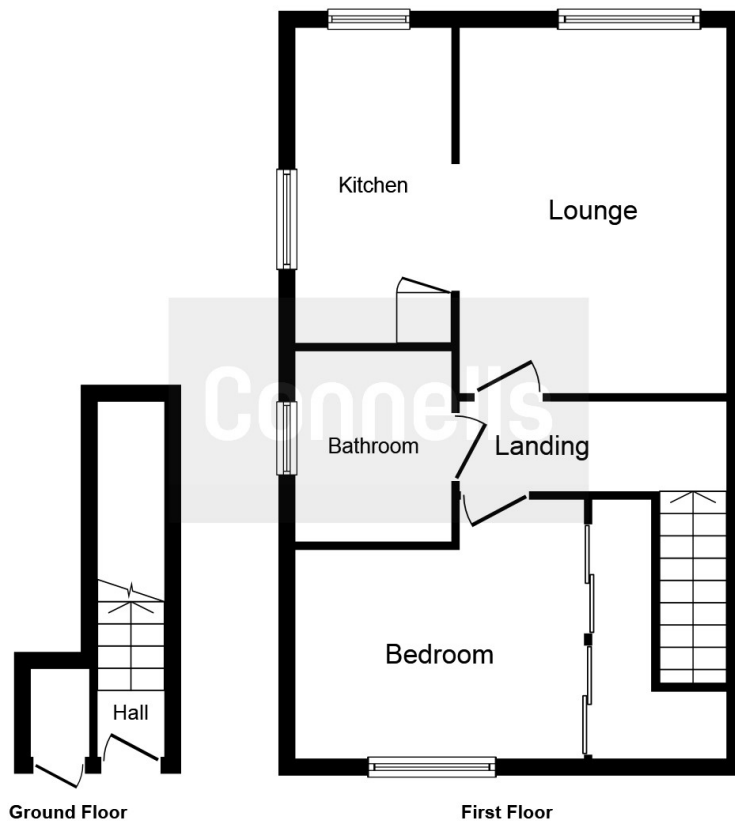
Outside

Having communal gardens and parking to the front of the property.

Agents Note

Please note the property is Leasehold with ground rent and service charges applicable and only available for 60's. For further information please contact Connells 01902 710170.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/ref-WVH314916

Lease details are currently being compiled. 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.



Tenure: Leasehold



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Property Ref: WVH314916 - 0006