



**Connells**

Warstones Gardens  
Warstones Wolverhampton

# Warstones Gardens Warstones Wolverhampton WV4 4PD

for sale offers in the region of  
**£110,000**



## Property Description

Connells Wolverhampton have the pleasure of bringing to market this two bedroom ground floor flat located in the Warstones area. Internally the property is in good condition and must be viewed to appreciate.

The property comprises of a communal entrance hall, private entrance hall, large lounge, kitchen, two bedrooms, shower room and a separate WC.

Externally, the property benefits from communal gardens and ample communal off-road parking.

Viewing is highly recommended to fully appreciate the property on offer.

## Location And Area

Situated off Warstones Drive, Warstones Gardens is a popular apartment complex and has a selection of shops and bus routes well within walking distance.

## Communal Entrance Hall

Intercom access, brick storage cupboard, door to internal entrance hall.

## Entrance Hall

Storage cupboard, doors to lounge and kitchen.

## Lounge

17' 1" x 9' 8" ( 5.21m x 2.95m )

Double glazed window to rear, two radiators, electric fire, door to inner entrance hall, door to hall.

## Kitchen

10' 4" x 8' 4" ( 3.15m x 2.54m )

Double glazed window to front, range of wall and base units, space for a cooker, fridge freezer, integrated sink, space for a washing machine, door to hall.



### Bedroom One

9' 8" x 13' 8" ( 2.95m x 4.17m )

Double glazed window to rear, radiator, door to inner hall.

### Bedroom Two

10' 8" x 10' 3" ( 3.25m x 3.12m )

Double glazed window to front, radiator, door to inner hall.

### Shower Room

Water fall mixer shower in cubicle, vanity sink, double glazed window to front, door to inner hall.

### Separate WC

Low flush WC.

### External

Communal gardens which are maintained and communal parking.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01902 710 170**  
**E wolverhampton@connells.co.uk**

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH328345](https://www.connells.co.uk/Property/WVH328345)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Jan 1991. 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](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: WVH328345 - 0004

