



**Connells**

Smallshire Close  
Wednesfield Wolverhampton



# Smallshire Close Wednesfield Wolverhampton WV11 3SL

for sale offers in excess of  
**£120,000**



## Property Description

Introducing Smallshire Close, a GROUND FLOOR TWO BEDROOM APARTMENT in the popular area of Wednesfield.

Boasting NO ONWARD CHAIN! Perfect for first time buyers, investors or someone looking to downsize.

Accommodation comprises; communal hallway, entrance hallway, lounge/dining room, kitchen, two bedrooms, bathroom and allocated parking space.

## Location And Area

The location of this property is highly desirable, with close proximity to the M6 motorway for easy commuting. Nearby, you'll find New Cross Hospital, Bentley Bridge shopping complex, and several schools, providing convenience and accessibility to essential amenities.

## Communal Entrance

Having a push button intercom system, door to front, door to rear and a door leading into

## Entrance Hall

Having coved ceiling, airing cupboard, meter cupboard, storage heater, fitted intercom telephone system and doors leading to various rooms.

## Lounge

12' 11" max x 13' 11" max ( 3.94m max x 4.24m max )

Having a double glazed window to front elevation, electric storage heater, aerial point, telephone point, fitted electric fire with surround and hearth.

## Kitchen

9' x 8' 6" max ( 2.74m x 2.59m max )

Having a double glazed window to front elevation, modern fitted kitchen with wall and base units, one and a half bowl sink and drainer, electric oven and hob with cooker hood over, tiled splash backs, plumbing for an automatic washing machine, space for domestic appliances and a storage heater.



### Bedroom One

10' x 8' 10" ( 3.05m x 2.69m )

Having a double glazed window to rear elevation and a storage heater.

### Bedroom Two

Being an irregular shape and having a double glazed window to front elevation and door leading into entrance hall.

### Outside

Having communal gardens surrounding and one allocated parking space.



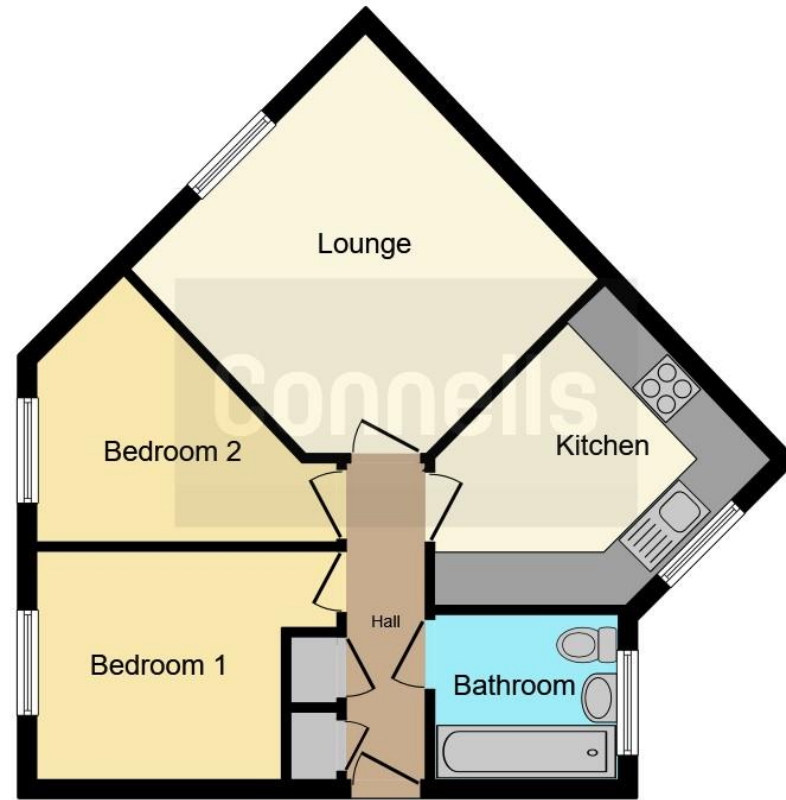












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH327514](https://connells.co.uk/Property/WVH327514)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Mar 2002. 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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Property Ref: WVH327514 - 0003

