







## Property Description

Connells Wolverhampton bring to the market this two bedroom first floor maisonette in a popular residential location. Benefiting from being a short distance away from Bilston town centre as well as popular transport access links this property should be viewed in order to fully appreciate.

The property comprises of an entrance hall, landing, two bedrooms, multi-use rooms, bathroom and kitchen. Externally there is a driveway and an enclosed rear garden.

## Location And Area

Set to the south east of Wolverhampton City Centre with nearby local supermarket, good bus routes and easy access to Black Country route. Coseley Rail Station is approximately a mile and half away, metro station in within close proximity and there are numerous local schools within the facility.

## Entrance Hall

Double glazed door to front, stairs to landing

## Landing

Doors to various rooms

## Lounge

Double glazed window to rear, door to landing.

## Bedroom One

Double glazed window to rear, door to lading.

## Bedroom Two

Double glazed window to front, door to landing.

## Kitchen

Double glazed window to front, range of wall and base units, oven, hob and extractor, space for various appliances, inset sink, double glazed window to front, door to landing.

## Family Bathroom

Panelled bath, pedestal sink, low flush toilet, double glazed window to front, door to landing.

## Multiuse Room

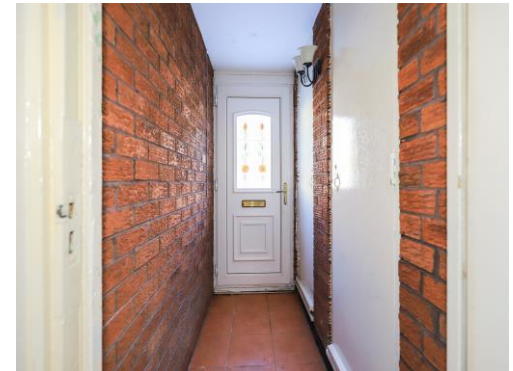
Double glazed window to rear.

## Outside

Driveway area, brick built storage and enclosed rear garden.

## Agents Note

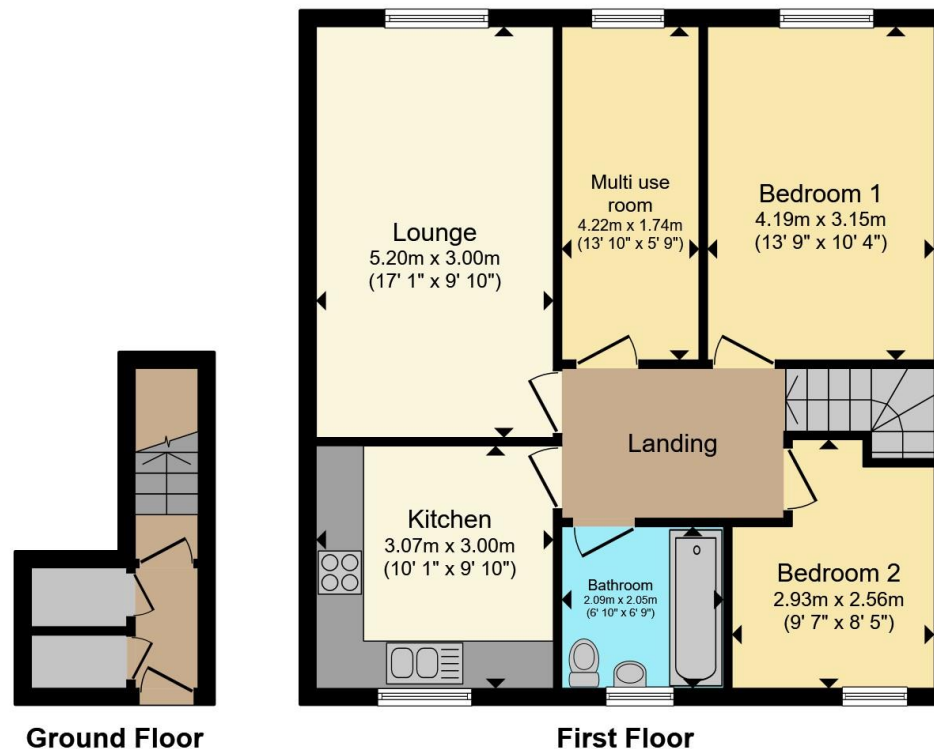
All services/appliances have not, and will not be tested.











Total floor area 70.6 m<sup>2</sup> (760 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)



To view this property please contact Connells on

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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/WVH334009](http://connells.co.uk/Property/WVH334009)**

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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Property Ref: WVH334009 - 0003