

Connells

Park Dale Court
Park Dale Wolverhampton

Park Dale Court
Park Dale Wolverhampton WV1 4SR

for sale offers in the region of
£130,000







Property Description

Samuel Thorneywork from the award-winning Connells Wolverhampton branch is proud to bring to the market Park Dale Court, a charming and characterful two-bedroom ground floor apartment, positioned within the highly sought-after Park Dale Conservation Area. Surrounded by mature trees and beautifully maintained communal gardens, this unique home offers an exceptional blend of period charm, spacious accommodation and city convenience.

Internally the property comprises of an entrance hallway, spacious lounge, a modern and well appointed kitchen, two generously sized bedrooms and a bathroom. Externally the apartment benefits from a communal parking area.

Viewings are highly recommended for those seeking ground floor accommodation and would be suited for first time buyers, investors or those seeking to downsize.

Location And Area

Situated just a stone's throw away from Wolverhampton College, the property also has fantastic commuting access to the main Tettenhall and Compton Roads with further links into Wolverhampton city centre where there is an abundance of local shopping and public houses, dentists and further sought after schools are also conveniently located nearby.

Entrance Hallway

Two ceiling light points, double glazed window to the side, radiator and two storage cupboards.

Lounge

17' max x 12' max (5.18m max x 3.66m max)

Double glazed window, radiator, ceiling light point with fan and electric style log burner with surround.

Kitchen

9' max x 7' 11" (2.74m max x 2.41m)

Matching wall base units with inset one and a half stainless steel sink and drainer with a mixer up, plumbing point for washing machine, electric cooker point with extractor hood above, space for a fridge and freezer, double glazed window and door to the rear and door to the hallway. Cupboard housed the meters and shelving.

Bedroom One

11' x 11' max (3.35m x 3.35m max)

Double glazed window, radiator, ceiling light point with fan and built-in storage cupboard.

Bedroom Two

13' max x 9' max (3.96m max x 2.74m max)

Double glazed window, radiator, ceiling light point and built in cupboard with shelving and wall mounted boiler.

Bathroom

Panelled bath with shower over, low flush WC, wash hand basin, tiled walls, radiator, electric heated towel rail ,ceiling light point and a double glazed window.

Outside

Shared communal grounds with lawn and pathway and communal parking area

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks



















Total floor area 77.2 m² (831 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

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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: 960.00

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH336575

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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