

Connells

Broad Gauge Way
City Centre Wolverhampton

Broad Gauge Way
City Centre Wolverhampton WV10 0AX

for sale offers over
£125,000







Property Description

Connells Wolverhampton have the delight to bring to the market this beautifully presented modern third floor apartment located in a popular City Centre location within walking distance of Wolverhampton train station.

Internally the property comprises of an entrance hall, open plan lounge and kitchen area, two bedrooms, en-suite and separate bathroom, the property also boast various storage solutions. Externally the property boasts an allocated parking space of Sun Street car park however please note a permit is required at no further cost.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Set just outside Wolverhampton City Centre and within walking distance to Wolverhampton Rail Station, this property is ideally situated for fantastic local amenities and shopping facilities provided by Wolverhampton City Centre and Bentley Bridge Retail Park.

Entrance Hall

Fire door to front, electric heater, intercom system, airing cupboard, separate storage cupboard.

Open Plan Lounge/ Kitchen

18' 10" max x 18' 8" max (5.74m max x 5.69m max)

Double glazed window to front, two electric heaters, range of wall and base units with worksurfaces above, stainless steel sink drainer, electric oven, electric hob, extractor fan.

Bedroom One

11' 3" max x 10' 2" max (3.43m max x 3.10m max)

Double glazed window to rear, electric heater, en-suite.

En-Suite

Wc, wash hand basin, shower cubicle, extractor fan, heated towel rail, partly tiled walls.

Bedroom Two

8' 9" x 8' (2.67m x 2.44m)

Double glazed window to rear, electric heater.

Bathroom

Wc, wash hand basin, bath with mixer taps, shower head above, extractor fan, heated towel rail, part tiled walls.

Externally

Allocated parking space located on Sun Street car park however please note there is a permit required at no cost.

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.














SPRAY IT





Total floor area 59.6 m² (641 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

Connells

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: B

Service Charge: 1852.03

Ground Rent: 424.74

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH334589

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.