



**Connells**

Albion Street  
City Centre Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive chain free two bedroom city centre apartment. Benefiting from no onward chain this property should be viewed in order to fully appreciate.

Internally the property comprises of a communal entrance hall, internal entrance hall, large over 28ft long entertainment style kitchen/ lounge with designer Wren kitchen and Juliet balcony with canal views. There are two well proportioned bedrooms, master en-suite shower room and a bathroom. Externally there is one allocated parking space and communal areas.

### Location And Area

Situated just a stone's throw away from Wolverhampton City Centre and Wolverhampton Train Station offering fantastic commuting access to Birmingham, London and many other rail link areas. Wolverhampton Bus station is also nearby and links from Willenhall Road to the Black Country Route which links to M6 motorway

### Communal Entrance Hall

Doors to various rooms, intercom access.

### Internal Entrance Hall

Radiator, storage cupboard, doors to various rooms,

## Entertainment Kitchen/ Lounge

28' 7" max x 11' 5" max ( 8.71m max x 3.48m max )

Double glazed window to front, double glazed French doors to Juliet balcony to the rear, radiator, door to entrance hall. In the kitchen area there is a range of stylish Wren wall and base units with integrated oven, hob, extractor, integrated fridge freezer, integrated washing machine, inset one and a half drainer sink, open to lounge.

## Bedroom One

11' 6" x 8' 8" ( 3.51m x 2.64m )

Double glazed window to rear, radiator, fitted wardrobe, door to en-suite.

## En-Suite

Shower in cubicle, vanity sink, low flush toilet, spotlights, extractor fan, heated towel rail, door to bedroom.

## Bedroom Two

7' 7" x 8' 2" ( 2.31m x 2.49m )

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

## Bathroom

Panelled bath, vanity sink, low flush toilet, heated towel rail, door to entrance hall.

## External

One allocated parking space

## Agents Note

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









Total floor area 56.9 m<sup>2</sup> (612 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)

**Connells**

To view this property please contact Connells on

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**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH335703](http://connells.co.uk/Property/WVH335703)**

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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