



**Connells**

Minsterley Close  
Bradmore Wolverhampton

# Minsterley Close Bradmore Wolverhampton WV3 7JB

for sale offers in the region of  
**£100,000**



## Property Description

Connells Wolverhampton have the delight to bring to the market this well presented and chain free two bedroom ground floor apartment. Benefiting from being located in a pleasant cul-de-sac this property should be viewed in order to fully appreciate.

The property comprises communal entrance hall, internal entrance hall, lounge, kitchen, shower room, two bedrooms, enclosed rear garden as well as communal parking areas to front.

Viewing is highly recommended to appreciate the accommodation on offer.

## Location And Area

Set to the west side of Wolverhampton City Centre, close to the shopping facilities of Bradmore, the property is a short distance from Wolverhampton rail station, there are a host of highly regarded local schools nearby.

## Communal Entrance Hall

secure intercom access.

## Internal Entrance Hall

Doors to various rooms.

## Lounge

15' 9" x 10' ( 4.80m x 3.05m )  
Double glazed window to front, double glazed window to side, radiator, door to entrance hall.

## Kitchen

7' 8" x 6' 6" ( 2.34m x 1.98m )  
Double glazed window to rear, range of wall and base units, walk in storage area open to rear entrance porch.

## Rear Entrance Porch

Double glazed door to rear garden.

## Bedroom One

13' 7" x 12' 1" ( 4.14m x 3.68m )  
Two double glazed windows to front, radiator, door to entrance hall.

## Bedroom Two

11' 1" x 11' 1" ( 3.38m x 3.38m )  
Two double glazed windows to rear, radiator, door to entrance hall.

## Shower Room

Shower in a cubicle, low flush toilet, pedestal sink, double glazed window to rear, door to entrance hall.

## External

Communal parking areas to front, good sized enclosed garden with part being exclusive use for this property, two brick built storage sheds.









**Floor Plan**

Total floor area 66.7 m<sup>2</sup> (718 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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EPC Rating: C Council Tax Band: A

Service Charge: 600.00 Ground Rent: 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH334625](http://connells.co.uk/Property/WVH334625)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1983. 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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