





Property Description

The Award Winning Connells Wolverhampton branch welcome this stylish and contemporary two-bedroom apartment located on Birmingham New Road, offering the convenience of no onward chain.

As you step inside, you are greeted by a communal hallway that leads you to the apartment itself on the first floor. It features a hallway leading to an inviting lounge, perfect for relaxation and entertaining. The adjacent kitchen is also well-equipped with integrated appliances. This apartment boasts two double bedrooms, offering comfortable living spaces for residents. The main bedroom includes an en-suite shower room, providing added convenience and privacy. Additionally, there is a well-appointed bathroom for the use of residents and guests. With an allocated parking space & communal parking available, this apartment presents a wonderful opportunity for those seeking a modern and well-connected living space in a desirable location. Don't miss the chance to make this apartment your new home.

Call the Connells Wolverhampton branch today to book your viewing.

The Location & Area

Conveniently situated near transport links on Birmingham New Road, this property offers easy access to surrounding areas such as Bilston and Dudley. Residents will appreciate the proximity to schools, amenities, and local attractions, ensuring a vibrant and connected lifestyle.

Communal Hall

Stairs rising to all floors.

Entrance Hall

Ceiling light point and door to the lounge.

Lounge

18' max x 13' max (5.49m max x 3.96m max)

Three double glazed windows to the front, two ceiling light points, electric storage heater and doors to the hallway, kitchen and inner hallway.

Kitchen

9' 10" x 8' (3.00m x 2.44m)

Matching wall and base units with composite sink and drainer with mixer tap, integrated electric oven, fridge, freezer and dishwasher, electric hob with extractor hood above, plumbing point for washing machine, partly tiled walls and ceiling spotlights.

Inner Hall

Intercom, ceiling light point, storage cupboard housing the water tank and doors leading to the lounge, two bedrooms and bathroom.

Bedroom One

11' 1" x 9' 1" (3.38m x 2.77m)

Double glazed window to the rear, ceiling light point, electric storage heater and door to the en-suite shower room.

En-Suite Shower Room

Shower cubicle, low flush wc, wash hand basin, electric heated towel rail, partly tiled walls, wall mounted heater, ceiling spotlights and an extractor fan.

Bedroom Two

11' 1" x 9' 1" (3.38m x 2.77m)

Double glazed window to the rear, ceiling light point and an electric storage heater.

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, partly tiled walls, extractor fan, wall mounted heater and an electric heated towel rail.

Parking

One allocated parking space and visitor parking.









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.focalagent.com

To view this property please contact Connells on

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EPC Rating: C
 Council Tax
 Band: B

Service Charge:
 2704.80

Ground Rent:
 100.00

Tenure: Leasehold

[view this property online](http://viewthispropertyonline.connells.co.uk/Property/WVH330811) connells.co.uk/Property/WVH330811

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2004. 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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