



**Connells**

Parkhall Gardens Rosemary Avenue  
Wolverhampton



## Property Description

IDEAL FIRST TIME PURCHASE!

Connells Wolverhampton have the delight of bringing to the market this deceptively spacious and well maintained first floor apartment in the popular Goldthorn Hill area. Internally the property has been maintained, ready to move into.

The property comprises of secure communal entrance hall with intercom access, entrance hall, large lounge dining room with Juliet balcony, modern fitted kitchen, two double bedrooms and bathroom. Externally there are communal ground and one allocated parking space.

## Location & Area

Set to the south of Wolverhampton City Centre placed in the Goldthorn Park area with numerous local parks and schools, easy access to Penn Common and Birmingham New Road.

## Communal Entrance

Door to front with fob entry, intercom system, access to all floors.

## Entrance Hall

Door to front, doors to various rooms.



## Large Open Lounge Diner

Juliet balcony, double glazed window to front, central heating radiator, open to kitchen, door to entrance hall.

## Kitchen

A range of wall and base units, stainless steel drainer sink, integrated oven, hob and extractor, space for washing machine, space for fridge, open to lounge.

## Bedroom One

Double glazed window to rear, central heating radiator, door to entrance hall.

## Bedroom Two

Double glazed window to rear, central heating radiator, door to entrance hall.

## Bathroom

Pedestal sink, low flush toilet, panelled bath, part tiled walls, tiled floor, door to entrance hall.

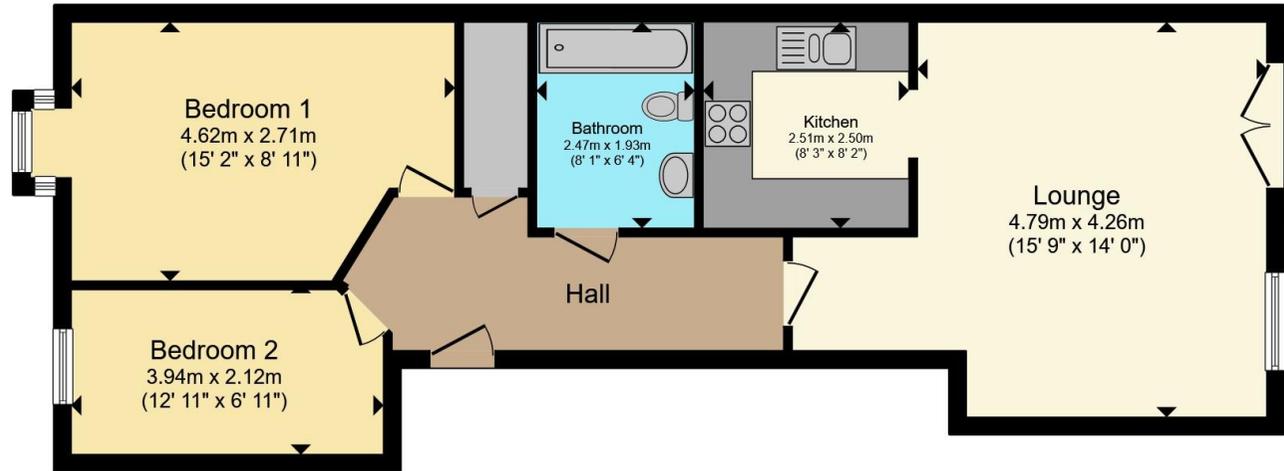
## Outside

Communal parking area and communal grounds.









Total floor area 66.2 m<sup>2</sup> (713 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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81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: B Council Tax  
 Band: A

Service Charge:  
 1980.00

Ground Rent:  
 120.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH334205](http://connells.co.uk/Property/WVH334205)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2005. 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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