



Connells

Neville Patten Gardens
All Saints Wolverhampton



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this shared ownership two bedroom end terrace property situated in a popular cul-de-sac local to the City centre. This property is offered at 75% ownership through WHG with a monthly rent of £103.66. Staircasing to 100% is possible, please call today for further details and to book a viewing.

Internally the property comprises of an entrance hall with access to a convenient ground floor wc, lounge and modern stylish kitchen diner. Head upstairs you will find two double bedrooms and stylish bathroom. Outside to the front is off road parking with an electric car charging point and a low maintenance rear garden.

The Location & Area

Located to the south of Wolverhampton City Centre in the All Saints area ideally placed for access to city and rail links with numerous local primary schools surrounding. West Park and New Cross Hospital both approximately a mile away.

Approach

Set back from the roadside behind off road parking with electric car charging point, access to the main accommodation and side gate.

Entrance Hall

Door to front, central heating radiator, ceiling light point, stairs rising to first floor landing, doors to ground floor wc, lounge and kitchen diner.

Ground Floor Wc

Low flush wc, wash hand basin, central heating radiator, ceiling light point, extractor fan.

Lounge

12' 5" max x 9' 4" max (3.78m max x 2.84m max)

Double glazed window to front, ceiling light point, central heating radiator.

Kitchen

16' 9" max x 10' 1" max (5.11m max x 3.07m max)

Matching wall and base units, one and half stainless steel sink and drainer with mixer tap, integrated electric oven, fridge, freezer, washing machine, hob with extractor hood, pantry cupboard, wall mounted boiler, spotlights, extractor fan, central heating radiator, double glazed window to rear, french doors to rear garden, door to entrance hall.



First Floor Landing

Loft access, ceiling light point, storage cupboard with a central heating radiator, doors to various rooms.

Bedroom One

13' 4" x 9' 4" (4.06m x 2.84m)

Double glazed window to front, ceiling light point, central heating radiator.

Bedroom Two

9' 4" x 9' 4" (2.84m x 2.84m)

Double glazed window to rear, ceiling light point, central heating radiator, storage cupboard.

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, part tiled walls, extractor fan, heated towel rail, ceiling spotlights, double glazed window to front.

Outside Rear

Paved patio, lawn, outside tap point, side gate.

Agents Note

The property is offered for sale as a shared ownership, please take advice regarding this before incurring any costs. There is also service charge cost of £32.95. The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details







To view this property please contact Connells on

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: B Council Tax
Band: B

Service Charge: 395.40 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/WVH335524](https://www.connells.co.uk/Property/WVH335524)

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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