



Connells

Albion Street
City Centre Wolverhampton



Property Description

Connells Wolverhampton are pleased to bring to market this modern ground floor apartment being sold with no upward chain, offering an extremely spacious living accommodation throughout an excellent location close to Wolverhampton train station this property promises to be the ideal choice for first time buyers or investors alike.

The property comprises of a welcoming entrance hall with storage, open plan lounge and kitchen area, double bedroom with built in wardrobes and stylish shower room. The property also boasts allocated parking and a private patio terraced to rear.

Viewing is highly recommended to appreciate the accommodation on offer.

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

Entrance Hall

Fire door to front, airing cupboard, storage cupboard, electric heater, access to various rooms.

Lounge And Kitchen

28' 3" max x 11' 3" max (8.61m max x 3.43m max)

Double glazed patio doors to rear with matching side panels leading to a private terrace, electric heater, double glazed window to front, plentiful range of wall and base units with worksurfaces above, sink drainer, electric oven and hob.

Bedroom One

12' 7" x 10' 10" (3.84m x 3.30m)

Double glazed window to rear, electric heater, built in wardrobe.

Shower Room

Wc, wash hand basin, shower cubicle, extractor fan, heated towel rail, tiled walls surrounding the shower.

Outside Front

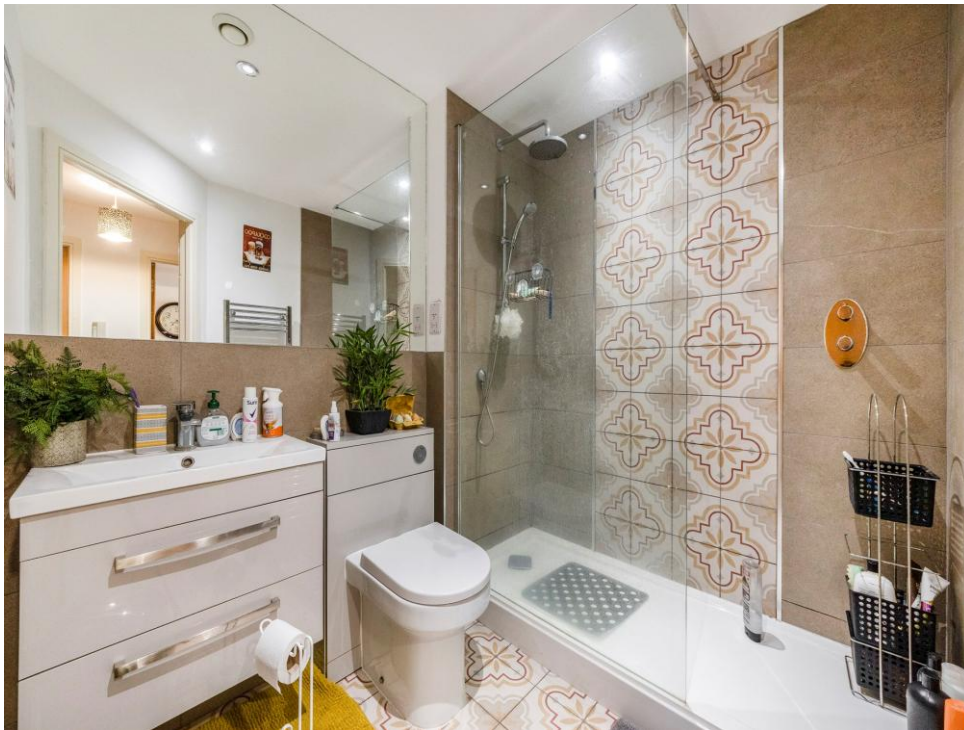
Allocated parking space.

Outside Rear

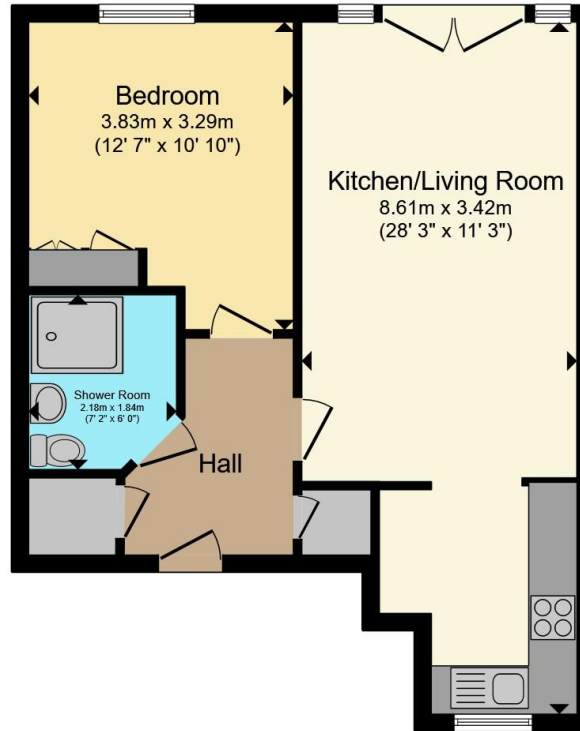
Private patio terrace.











Total floor area 49.2 m² (530 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



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:
 Awaited

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH335533

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

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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