



Connells

Waterside Close
Parkfields Wolverhampton

Waterside Close Parkfields Wolverhampton WV2 1HN

for sale offers in the region of
£110,000



Property Description

Connells Award Winning Estate Agents in Wolverhampton is offering for sale a second floor modern built apartment conveniently located for Birmingham New Road and Wolverhampton City centre. For further details please contact Connells Wolverhampton.

Externally there are communal gardens and secure gated parking to rear. Internally there is a communal entrance, entrance hall, open plan entertainment kitchen with lounge area, two bedroom, en-suite and bathroom.

The Location & Area

Situated close to the Birmingham New Road with links to Dudley, Wolverhampton and Birmingham City centres. There is a fantastic selection of local shopping, doctors, dentist, public houses with eateries within close to proximity.

Communal Entrance

Push button entry system with door and stairs leading to all floors.

Inner Hall

Door to second floor landing, storage cupboard, doors to various rooms, wall mounted secure entry system.



Open Plan Kitchen Lounge

20' 7" max x 21' 2" max (6.27m max x 6.45m max)

Double glazed windows to front and side, French doors with Juliet balcony, door to inner hall, a selection of fitted wall and base units with roll top work surfaces, sink unit, part laminate flooring.

Bedroom One

19' 5" max x 15' 1" max (5.92m max x 4.60m max)

Double glazed window to rear, door to en-suite, door to inner hall

En-Suite

Fitted suite with a walk-in shower, low flush toilet, pedestal wash basin, door to Bedroom One.

Bedroom Two

13' x 9' 4" (3.96m x 2.84m)

Double glazed window to front, laminate floor, door to inner hall.

Bathroom

Panelled bath, low flush toilet, pedestal wash basin, heated towel rail, door to inner hall.

Outside

Having secure gated parking to rear and communal gardens.









Total floor area 71.3 m² (767 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

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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1495.00

Ground Rent:
 160.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH333953

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Feb 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.

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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