



**Connells**

Willenhall Road  
Wolverhampton



### Property Description

Connells Wolverhampton have the delight to bring to the market this well presented and attractive two bedroom top floor apartment on a well regarded and stylish development.

Internally the property comprises of an communal entrance hall, internal entrance hall, lounge kitchen, two spacious bedrooms, en-suite and a bathroom.

Externally the property has a large L-shaped wrap around balcony with double french doors as well as communal grounds and a parking area to rear.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Set to the east of Wolverhampton City Centre in the East Park area with pleasant views from choice elevated position. Easy access to local bus and rail links, only a short drive to Bentley Bridge Retail Park and New Cross Hospital.

### Communal Entrance Hall

Secure intercom access and stairwells.

### Entrance Hall

Doors to various rooms, storage cupboards, radiator.

### Lounge

13' 3" x 13' max ( 4.04m x 3.96m max )

Two double glazed french doors to balcony, double glazed windows, radiator, open to kitchen.

### Kitchen

9' 4" x 7' 3" ( 2.84m x 2.21m )

Double glazed window, integrated oven, hob and extractor, plumbing for a washing machine, space for a fridge freezer, open to lounge.



## Bedroom One

12' x 11' 7" ( 3.66m x 3.53m )

Double glazed window to side, radiator, door to entrance hall, door to en-suite.

## En-Suite

Double glazed window to side, shower in cubicle, wash hand basin, low flush toilet, door to bedroom.

## Bedroom Two

9' 6" x 8' 8" ( 2.90m x 2.64m )

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

## Bathroom

Panelled bath, pedestal sink, low flush toilet, door to entrance hall.

## Balcony

Wrap around L-shaped balcony ideal for outdoor entertaining.

## External

Communal grounds and rear parking area.









Total floor area 62.4 m<sup>2</sup> (672 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: D Council Tax Band: B

Service Charge: 1220.00

Ground Rent: 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH333635](http://connells.co.uk/Property/WVH333635)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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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