



Connells

Regis Beeches Regis Road
Wolverhampton



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton bring to the market this well presented two bedroom second floor apartment within close proximity to Tettenhall Village.

Internally the property comprises of a communal hallway with stairs leading up to the entrance hallway where you will have access to a lounge diner, with adjoining kitchen, two bedrooms and bathroom.

Externally there is beautifully presented communal grounds with communal parking and access to a private garage.

Viewings are highly recommended to appreciate the accommodation on offer and would be suitable for first time buyers, investors or those seeking to downsize.

Location And Area

Set to the north west of Wolverhampton City centre in the sought after Tettenhall area with numerous parks and highly regarded schools. Set within a short distance of Tettenhall Village Green with a variety of shops, eateries and cafe's nearby. Bilbrook Rail Station is less than two miles away and has a large variety of excellent local schools on hand.

Approach

Set back from the road side behind communal parking and communal grounds with access to the communal entrance.

Communal Hallway

Stairs to all floors.

Entrance Hallway

Intercom system, two storage cupboards, ceiling light point, doors to lounge/ diner, two bedrooms and bathroom.

Lounge/ Diner

17' x 11' 4" (5.18m x 3.45m)

Double glazed windows, two ceiling light point, two electric storage heaters, open access to the kitchen and door to hallway.

Kitchen

10' 9" max x 6' 7" max (3.28m max x 2.01m max)

Matching wall and base units with stainless steel sink and drainer with mixer tap, Range master cooker with extractor hood above, partly tiled walls, integrated washer/ dryer, ceiling light point, double glazed window and access to lounge/ diner.

Bedroom One

11' 2" x 10' 3" max (3.40m x 3.12m max)

Double glazed window, ceiling light point, built in wardrobes, electric storage heater.

Bedroom Two

13' 1" x 7' 6" (3.99m x 2.29m)

Double glazed window, ceiling light point, built in wardrobes, electric storage heater.

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, partly tiled walls, extractor fan, ceiling light point, airing cupboard housing the water tank.

Garage

Up and over garage door.

Outside

Communal grounds and communal parking area.









Total floor area 61.8 m² (665 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

Connells

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: E Council Tax
Band: B

Service Charge:
1299.96

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH335089

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.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH335089 - 0003