Connells

Malcolm Court Lower Vauxhall
West Park Wolverhampton

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West Park Wolverhampton WV1 4SS

for sale offers in excess of
£60,000

Property Description

Connells Wolverhampton have the delight to bring to market this ground floor flat being sold with no upward chain. Boasting the attractive feature of a long lease and peppercorn ground rent this property is also conveniently located to Wolverhampton City Centre and nearby amenities.

The property comprises of an entrance hall with useful storage cupboard, generous lounge space with feature fire place, bedroom, fitted kitchen and shower room the property also features a garage space ideal for parking and communal gardens.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated just off the popular Tettenhall Road on Lower Vauxhall. Offers fantastic access to Wolverhampton City Centre with a great selection of local shopping and the West Park is just a stone's throw away. Schooling can be found relatively close by.

Entrance Hall

Fire door access to side, storage cupboard, intercom system.

Lounge

16' 4" x 10' 1" (4.98m x 3.07m)

Double glazed window to rear, electric heater, feature fireplace, access to bedroom.

Kitchen

10' 9" x 6' 6" (3.28m x 1.98m)

Double glazed window to front, range of wall and base units with worksurfaces above, stainless steel sink drainer, electric oven with electric hob, washing machine, tumble dryer and fridge freezer.

Bedroom

10' 7" x 6' 6" (3.23m x 1.98m)

Double glazed window to rear, electric heater.

Shower Room

Double glazed window to front, wc, wash hand basin, extractor fan, shower cubicle, heated towel rail, down heater, part tield walls, airing cupboard.

Outside

Access to garage, communal parking and communal rear garden

Garage (no 16)

15' 5" x 7' 11" (4.70m x 2.41m)

Up and over door.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

Total floor area 38.6 m² (416 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

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To view this property please contact Connells on

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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: E

Council Tax Band: A

Service Charge: 2524.38

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH335549

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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