



**Connells**

Parkfield Grove  
Wolverhampton

# Parkfield Grove Wolverhampton WV2 2DG

for sale offers in the region of  
**£90,000**



## Property Description

Connells Wolverhampton are delighted to bring to the market this one bedroom first floor maisonette in a cul-de-sac location benefiting from no onward chain this property is an ideal first time purchase, downsizer property or buy to let.

The property comprises of an entrance hall, lounge, bedroom, kitchen and bathroom. Externally there are front and rear communal grounds.

Viewing is highly recommended.

## Location And Area

Set to the south of Wolverhampton City centre with easy access to Birmingham New Road and adjoining Black Country Route. The property is approximately 1.5 miles away from Wolverhampton rail station and New Cross hospital. There are many local shops and restaurants in the local vicinity.

## Entrance Hall

Double glazed door to front, stairs access.

## Landing

Doors to various rooms and loft access

## Lounge

13' 7" x 10' 10" ( 4.14m x 3.30m )

Double glazed window to rear, door to entrance hall.

## Kitchen

11' 11" x 6' 11" ( 3.63m x 2.11m )

Double glazed window to rear, range of wall and base units with space for various appliances and door to landing.

## Bedroom

10' 10" x 10' 6" ( 3.30m x 3.20m )

Double glazed window to front, fitted wardrobes, door to landing.

## Bathroom

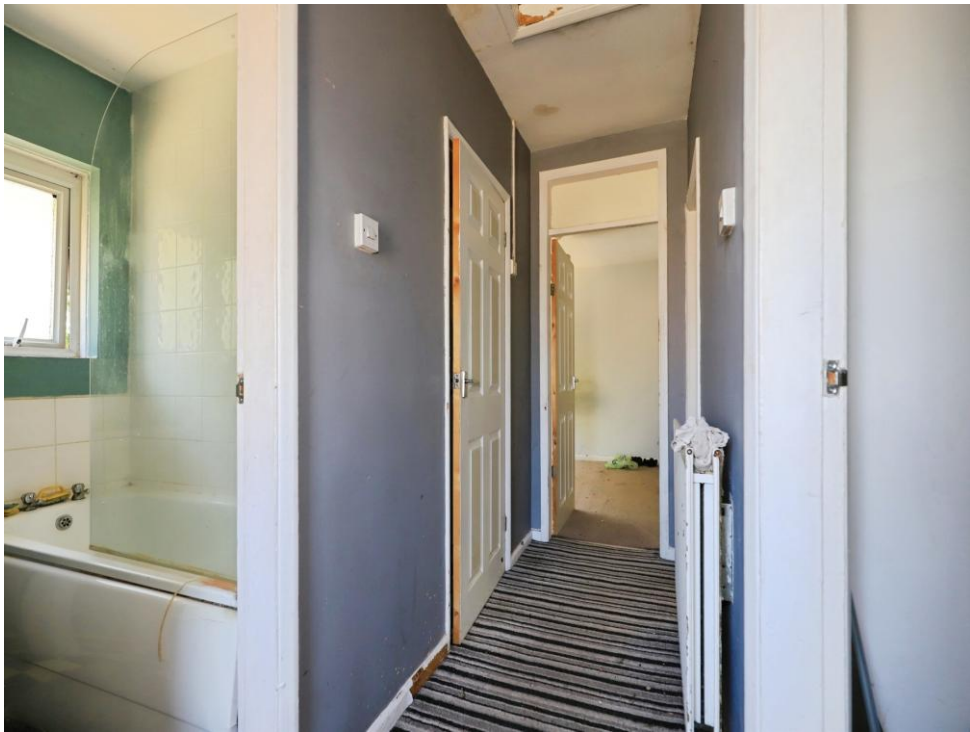
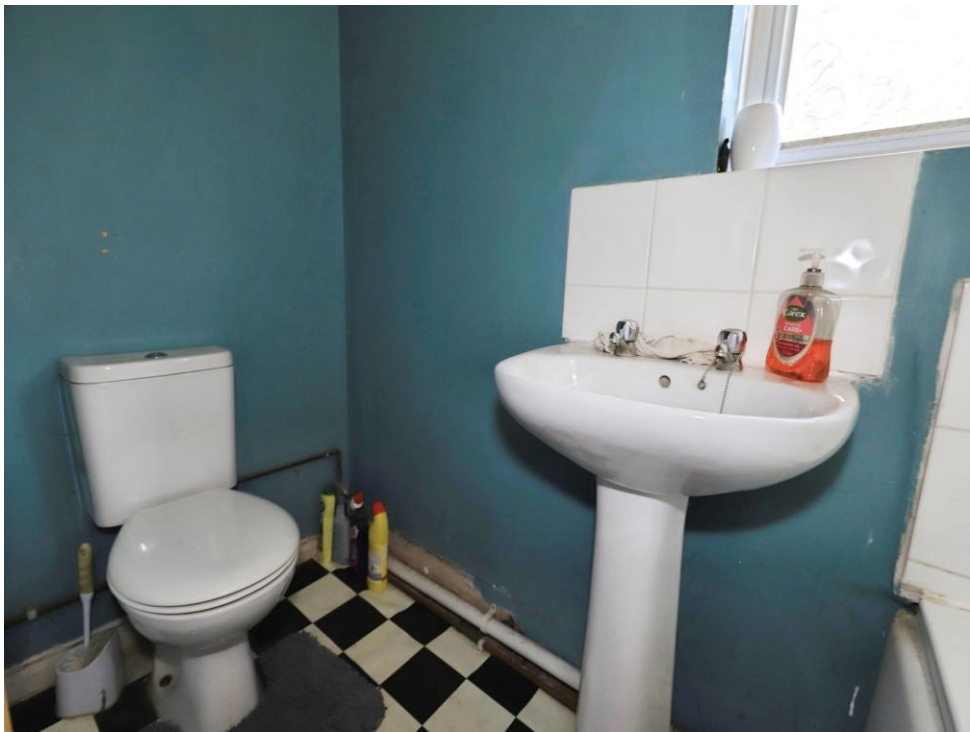
Panelled bath, pedestal sink, low flush wc.



## External

On street parking, front and rear communal gardens.









Total floor area 51.9 m<sup>2</sup> (558 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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**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH331205](http://connells.co.uk/Property/WVH331205)**

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.

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