



**Connells**

Grayling Walk  
Wednesfield Wolverhampton



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The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Property Description

Samuel Thornework from the Award Winning Connells Wolverhampton branch is proud to bring to the market this deceptively spacious and modern two bedroom second floor duplex apartment and boast NO ONWARD CHAIN. The property is ideal for investors or first time buyers and viewings are highly recommended. The property is situated close to New Cross hospital, Bentley Bridge retail park, further shops, schools and amenities.

Internally the property comprises of hallway with stairs leading up to a landing area with access to open plan lounge kitchen, two bedrooms, bathroom with further stairs leading up to a potential study area. Externally there is an allocated parking space.

### The Location & Area

Situated in a cul-de-sac location with canal views to front, with New Cross Hospital and popular Bentley Bridge shopping development just a stone's throw away.

### Entrance

Double glazed window, ceiling light point and stairs rising to landing.

## First Floor Landing

Skylight window, intercom, electric storage heater, two loft access hatches, cupboard housing the water tank, two ceiling light points and doors leading to the bathroom, two bedrooms and lounge kitchen.

## Lounge

15' 4" x 9' 3" ( 4.67m x 2.82m )

Electric storage heater , two ceiling light points French doors to Juliet balcony, double glazed window, stairs rising to the loft area and arch to kitchen.

## Kitchen

7' 8" x 6' 2" ( 2.34m x 1.88m )

Matching wall and base units inset one and half stainless steel sink and drainer with mixer tap, partly tiled walls, integrated oven, electric four ring hob with extractor hood above, space for a fridge, plumbing point for washing machine, ceiling light point, double glazed windows and arch to lounge.

## Loft Study Room

7' 8" x 7' 7" ( 2.34m x 2.31m )

Double glazed window and ceiling light point.

## Bedroom One

12' 7" x 7' 10" ( 3.84m x 2.39m )

Double glazed window, built-in cupboard with rail, ceiling light point and electric storage heater.

## Bedroom Two

11' 5" max x 7' 6" max ( 3.48m max x 2.29m max )

Double glazed window, ceiling light point, built-in cupboard and electric storage heater.

## Bathroom

Panelled bath with shower attachment and shower over, low flush wc, wash hand basin, partly tiled walls, ceiling light point, extractor fan, wall mounted heater and double glazed window.

## Outside

One allocated parking space.









Total floor area 64.8 m<sup>2</sup> (698 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: A

Service Charge: 1228.99

Ground Rent: 50.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH333379](http://connells.co.uk/Property/WVH333379)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2001. Should you require 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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