



Connells

Grosvenor Park Pennhouse Avenue
Penn Wolverhampton

Grosvenor Park Pennhouse Avenue Penn Wolverhampton WV4 4BT

for sale offers in the region of
£40,000



Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this one bedroom first floor apartment for over 55s only. Situated within the residential area with convenient location for bus routes and local facilities this property is offered for no onward chain.

The property comprises of communal entrance hall, internal entrance hall, lift access, lounge, kitchen, one bedroom and bathroom. Externally there are communal gardens and a car park.

Location And Area

Situated in the ever sought after Pennhouse Avenue within the popular Penn area There is fantastic selection of local shopping nearby, bus routes, public houses and eateries just a stone's throw away.

Communal

Communal entrance, intercom control, community lounge area, utility and further facilities such as lift and stairs.

Entrance Hall

Door to front, intercom access, doors to various rooms.

Lounge

19' 2" max x 10' 6" (5.84m max x 3.20m)

Double glazed window to side, electric fire, electric radiator, telephone point, archway to kitchen, door to entrance hall.

Kitchen

7' 3" x 5' 5" (2.21m x 1.65m)

Fitted kitchen with a range of wall and base units, roll top work surfaces, tiling, splashback, stainless steel drainer and sink with mixer tap, space for electric cooker, space for fridge freezer, archway to lounge.



Bedroom One

12' 9" x 8' 10" (3.89m x 2.69m)

Double glazed window to side, electric radiator, emergency pull point, door to entrance hall

Bathroom

Panelled bath, wash and basin with vanity sink, low flush wc, partly tiled walls, emergency pull point, door to entrance hall.

External

Communal gardens, car park.

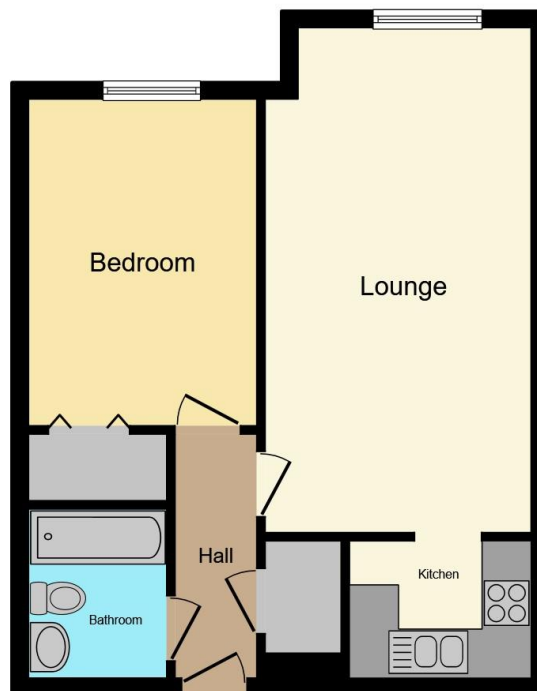
Agents Note

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









Ground Floor

Total floor area 46.0 m² (495 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

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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 3409.12

Ground Rent:
 529.20

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH336263

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.

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Property Ref: WVH336263 - 0003