



**Connells**

Worcester Court Chequer Street  
Pennfields Wolverhampton



## Property Description

Samuel Thorneycroft from the Award Winning Connells Wolverhampton branch is proud to bring to market this well presented one bedroom first floor flat which also boasts a garage to rear.

Internally the property comprises of having a communal hallway with a secure intercom system, entrance hallway, generously sized lounge, well appointed kitchen, one double bedroom, bathroom.

Situated in a popular cul-de-sac in Pennfields this property would be suitable for first time buyers, investors or those seeking to downsize. Due to a short lease this would be suitable for cash buyers only.

Viewings are highly recommended so call the Connells Wolverhampton branch today to book your viewing.

## Location And Area

Situated on the ever popular Stubbs Road between Penn and Penn Fields, conveniently located for local schools and shopping, there are also a wonderful selection of bus routes linking to Wolverhampton City Centre.

## Approach

Set back in a cul-de-sac location behind communal grounds with a garage to rear, access via a secure intercom system to the communal hallway.

## Communal Hallway

Stairs rising to first floor.

## Entrance Hallway

Doors leading to the lounge, bathroom, bedroom and kitchen, two ceiling light points, loft access, storage cupboard, minton style tiled flooring, airing cupboard housing water tank.

## Lounge

10' 3" x 14' 5" ( 3.12m x 4.39m )  
Double glazed window to front, electric style log burner, ceiling light point, radiator.

## Kitchen

8' 9" x 7' 9" ( 2.67m x 2.36m )  
Wall and base units, stainless steel sink and drainer with taps, partly tiled walls, wall mounted boiler, ceiling light point, radiator, double glazed window to rear.

## Bedroom One

13' 3" x 8' 8" ( 4.04m x 2.64m )

Double glazed window to rear, ceiling light point, radiator.

## Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, ceiling light point, partly tiled walls, radiator, double glazed window to side.

## Garage

Up and over garage door.

## Agents Note

Garage to rear with communal grounds.

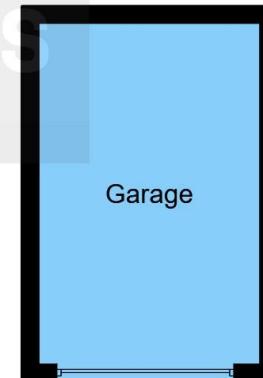








**Floor Plan**



**Garage**

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.focalagent.com](http://www.focalagent.com)

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: 883.92    Ground Rent:  
 60.00

Tenure: Leasehold

**[view this property online](http://viewthispropertyonline.connells.co.uk/Property/WVH333875) [connells.co.uk/Property/WVH333875](http://connells.co.uk/Property/WVH333875)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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