



**Connells**

Donington Grove  
Oxley Wolverhampton



# Donington Grove Oxley Wolverhampton WV10 6EE

for sale offers in the region of  
**£140,000**



## Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to present to the market this well presented two bedroom third floor apartment on a popular development with secure electric gated entry. This spacious accommodation would make an ideal first time purchase or buy to let investment opportunity. Viewing is highly recommended to appreciate the accommodation on offer. Don't miss your chance and call to book your viewing today with the Connells Wolverhampton branch.

The property comprises of a communal hallway, entrance hall, kitchen / lounge with a Juliet balcony, two well proportioned bedrooms, en-suite shower room and bathroom. Externally there are communal grounds with one allocated parking space.

## The Location & Area

Situated on a popular and modern built development just off the A449 Stafford Road, which offers fantastic commuting links into Wolverhampton City Centre and the M54 as well as M6 motorways, the i54 Commercial development is also relatively close by as well as popular schooling, doctors and dentists as well as popular public houses with eateries just a stone's throw away.

## Approach

Set behind secure electric gates with allocated parking spaces. Entry into the accommodation via a secure intercom system.

## Communal Hallway

Stairs rising to all floors.

## Entrance Hall

Intercom access, loft access, two ceiling light points, two storage cupboards, central heating radiator, double glazed windows, doors to various rooms.

## Lounge Kitchen

Double glazed french doors with Juliet balcony, two central heating radiators, matching wall and base units, stainless steel one and half sink and drainer with mixer tap, plumbing for washing machine and dishwasher, integrated electric oven, four ring gas hob with extractor hood, two ceiling light points, wall mounted boiler, double glazed window, door to entrance hall.



## Bedroom One

Double glazed window, ceiling light point, central heating radiator, door to en-suite shower room.

## En-Suite Shower Room

Shower cubicle, low flush wc, wash hand basin, part tiled walls, ceiling light point, extractor fan, central heating radiator.

## Bedroom Two

Double glazed window, ceiling light point, central heating radiator

## Bathroom

Panelled bath, low flush wc, wash hand basin, part tiled walls, central heating radiator, extractor fan, ceiling light point, double glazed window.

## Outside

One allocated parking space.

## Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



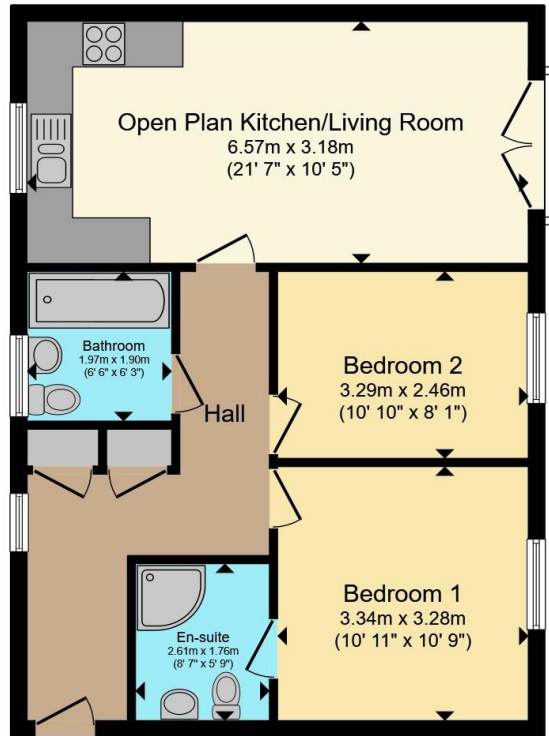












Total floor area 60.3 m<sup>2</sup> (649 sq.ft.) approx

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)

**Connells**

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1600.00

Ground Rent:  
 225.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH334051](http://connells.co.uk/Property/WVH334051)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. 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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