



**Connells**

Warstones Road  
Penn Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this two bedroom maisonette set over two floors. Benefiting from NO ONWARD CHAIN this property is an ideal first time purchase, potential investment or for down sizing. Viewing is highly recommended to appreciate the large amount of living space as well as the delightful well kept communal areas. Please call Connells today to book a viewings.

The property comprises of communal entrance hall, entrance hall, lounge, kitchen, two bedrooms and bathroom. Externally there are communal ground to front and communal parking areas to rear.

### The Location & Area

Located in the ever popular area of Penn, this property is located just off the A449 which offers fantastic routes into Wolverhampton and beyond. Also nearby is the popular Baggeridge Country Park, Penn common and Penn golf club. Located close by are doctors, highly regarded schools and other local amenities.

### Communal Entrance Hall

Double glazed door to front with secure intercom access, stairs to all floors.

### Entrance Hall

Composite door to communal area, door to kitchen, door to lounge, stairs to first floor landing.

### Lounge

12' 3" x 17' 2" ( 3.73m x 5.23m )

Two double glazed windows to rear, electric storage heater, door to entrance hall.

### Kitchen

7' 9" max x 8' 10" max ( 2.36m max x 2.69m max )

Double glazed window to rear, a range of wall and base units with space for appliances, door to entrance hall.

## First Floor Landing

Doors to various rooms.

### Bedroom One

12' 3" x 9' 6" ( 3.73m x 2.90m )

Double glazed window to rear, electric storage heater.

### Bedroom Two

12' 3" x 10' 8" ( 3.73m x 3.25m )

Double glazed window to rear, electric storage heater.

### Bathroom

Double glazed window to rear, panelled bath, pedestal sink, low flush toilet, electric storage heater, door to first floor landing.

### Outside

Communal grounds and communal parking areas.

### Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.









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

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

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: F    Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**[view this property online \[connells.co.uk/Property/WVH333883\]\(http://viewthispropertyonline.connells.co.uk/Property/WVH333883\)](http://viewthispropertyonline.connells.co.uk/Property/WVH333883)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Jan 1992. 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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