





Property Description

James Wenlock from Connells Wolverhampton are thrilled to bring to the market this two bedroom ground floor apartment situated in the City centre. Benefiting from a balcony overlooking the canal within a regeneration area and being located on the ground floor, this property should be viewed in order to fully appreciate. The property is just a short distance away from City centre and popular train station.

Internally the property comprises a communal entrance hall, entrance hall, lounge, kitchen, two bedrooms, en-suite shower room and bathroom. Externally the property benefits from having an allocated parking space, balcony and is situated within a area undergoing significant regeneration adding to the potential future increase in value this property may see when the this is completed.

Communal Entrance Hall

Secure intercom access, doors to various rooms.

Entrance Hall

Doors to various rooms, electric radiator.

Lounge

11' 5" x 12' 6" (3.48m x 3.81m)

French doors to balcony, electric radiator, door to entrance hall, open to kitchen.

Kitchen

6' 9" x 7' 10" (2.06m x 2.39m)

A range of wall and base units, inset oven, hob, extractor, one and half stainless steel drainer, plumbing for washing machine, open to lounge.

The Location & Area

Situated just a stone's throw away from Wolverhampton City Centre and Wolverhampton Train Station offering fantastic commuting access to Birmingham, London and many other rail link areas. Wolverhampton Bus station is also nearby and links from Willenhall Road to the Black Country Route which links to M6 motorway.



Bedroom One

11' 5" x 11' 5" max (3.48m x 3.48m max)

Sliding door to balcony, fitted wardrobe, electric radiator, door to en-suite, door to entrance hall.

En-Suite

Shower cubicle, low flush toilet, pedestal sink, radiator, door to Bedroom One.

Bedroom Two

11' 9" x 6' 8" (3.58m x 2.03m)

Double glazed window to side, radiator, door to entrance hall.

Bathroom

Panelled bath, pedestal sink, low flush toilet, electric heated towel rail, door to entrance hall.

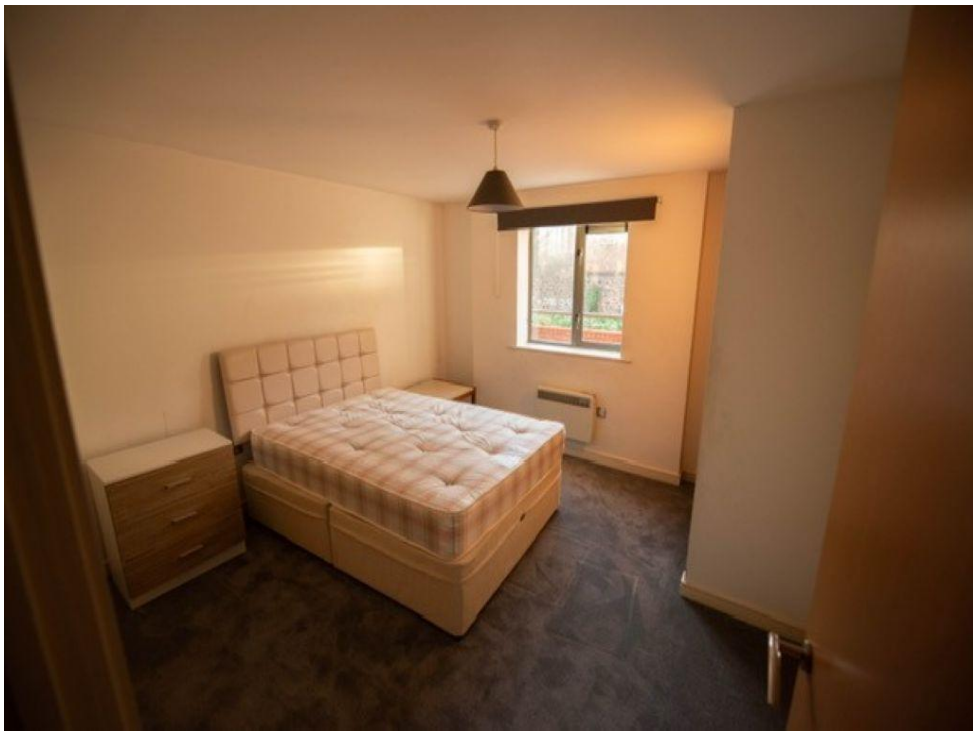
Outside

Allocated parking space and balcony/courtyard garden area which is slabbed, brick wall and overlooking the canal.

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.







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:
3390.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH328146

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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