



**Connells**

Windsor Road  
Dawley Telford

Windsor Road  
Dawley Telford TF4 3DL

for sale offers in the region of  
**£125,000**



### Property Description

Connells Wolverhampton have the delight to bring to the market this well presented and attractive two bedroom first floor apartment in a popular cul-de-sac location. Benefiting from an abundance of internal and external space this property must be viewed in order to fully appreciate.

The property comprises of an entrance hall, two bedrooms, lounge, kitchen diner, bathroom balcony, two brick built outbuilding storage, large driveway and exceptionally large rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

### First Floor Landing

Doors to various rooms.

### Lounge

9' 11" x 15' 5" ( 3.02m x 4.70m )

Double glazed window to front, french doors to balcony, door to landing.

### Kitchen

10' 4" x 10' 11" ( 3.15m x 3.33m )

Double glazed window to rear, range of wall and base units, space for various appliances, pantry cupboard, door to landing.

### Entrance Hall

Double glazed door to side, stairs access to first floor.



### Bedroom One

10' 1" x 11' 5" ( 3.07m x 3.48m )

Double glazed window to rear, radiator, door to landing.

### Bedroom Two

9' 11" x 13' 5" ( 3.02m x 4.09m )

Two double glazed windows to front, radiator, door to landing.

### Bathroom

Panelled bath, pedestal sink, double glazed window to rear, low flush toilet, door to landing.

### Outside

Two brick built storage shed, large driveway to side, exceptionally large and spacious rear garden.

### Agents Note

We have been advised there is a small amount of shared access over the driveway for neighbouring properties.









Total floor area 66.6 m<sup>2</sup> (717 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)



To view this property please contact Connells on

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**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: Awaited  
 Council Tax Band: A

Service Charge: 888.00  
 Ground Rent: 99.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH335225](http://connells.co.uk/Property/WVH335225)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Jul 2019. 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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