



Connells

Dunoon Drive
Monmore Grange Wolverhampton

Dunoon Drive Monmore Grange Wolverhampton WV4 6BS

for sale offers in the region of
£135,000



Property Description

The award winning Connells Wolverhampton branch introduces Dunoon Drive in Monmore Grange, just off Birmingham New Road in Wolverhampton. This two bedroom ground floor apartment is well presented throughout and boasts its own entrance along with an allocated parking space behind secure electric gates.

As you enter the apartment, you will find an inviting entrance hallway that leads to the spacious lounge/dining room with an adjoining well equipped kitchen with integrated appliances. Two generously sized bedrooms are on offer, with the main bedroom boasting an en-suite shower room. A bathroom completes the accommodation, perfect for residents and guests.

Don't miss your chance to view this fantastic ground floor apartment with its own entrance. Perfect for first time buyers, investors and those seeking to downsize. Call the Connells Wolverhampton branch today to book your viewing.

Location And Area

Situated just off the Birmingham New Road close to commuting to Wolverhampton City centre. This prime location offers the best access to both Wolverhampton and Birmingham with links to local motorways. Call Connells Wolverhampton to arrange a viewing.

Approach

Set back from the roadside with a ramp and steps leading up to the main accommodation and a lawned area to front.

Entrance Hallway

Ceiling light point, radiator, storage cupboard and doors leading to 2 bedrooms, bathroom and lounge/dining room.

Lounge

19' 10" max x 13' max (6.05m max x 3.96m max)

Two double glazed windows to the front, two ceiling light points, two radiators, door to the entrance hallway and archway to the kitchen.

Kitchen

13' x 5' 1" (3.96m x 1.55m)

Matching wall and base units with inset one and a half sink and drainer with mixer tap, integrated electric oven, gas hob, fridge, freezer and dishwasher, plumbing point for washing machine, partly tiled walls, storage cupboard housing a wall mounted boiler, radiator, ceiling light point, double glazed window to the rear and archway to the lounge / dining room.

Bedroom One

13' x 10' (3.96m x 3.05m)

Double glazed window to the rear, ceiling light point, radiator, built-in wardrobe and door to the en-suite shower room.



En-Suite Shower Room

Shower cubicle, low flush WC, wash hand basin, partly tiled walls, extractor fan, radiator, ceiling light point and shaver socket point.

Bedroom Two

8' 10" x 7' 10" (2.69m x 2.39m)

Double glazed window to the front, radiator and ceiling light point.

Bathroom

Panelled bath, low flush WC, wash hand basin, partly tiled walls, shaver point, extractor fan, ceiling light point and radiator.

Parking

One allocated parking space behind a secure gated entrance.









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

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:
 1100.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH334456

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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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