



**Connells**

Tettenhall Gate Haden Hill  
Wolverhampton



## Property Description

Connells Wolverhampton are delighted to bring to the market this CHAIN FREE two bedroom second floor flat situated on a popular residential development. Viewing is highly recommended.

The property comprises of entrance hall, modern fitted, large lounge with Juliet balcony, two bedrooms, en-suite shower room and bathroom. Externally there is gated parking area with one allocate parking space and communal grounds. **CASH BUYERS ONLY**

## The Location & Area

Located in the Compton area of Wolverhampton this property is conveniently located with access to Wolverhampton and the Tettenhall Road. Located nearby are a range of bars, restaurants and shops, dentists, doctors, as well as popular schooling.

## Entrance Hall

Doors to various rooms, storage cupboard.

## Lounge

16' 1" x 10' 8" ( 4.90m x 3.25m )

Double glazed Juliet balcony to front, central heating radiator, door to entrance hall.

## Kitchen

11' 8" x 6' 8" ( 3.56m x 2.03m )

Double glazed window to rear, a range of wall and base units, space for various appliances, inset oven, hob and extractor, door to entrance hall.

## Bedroom One

9' 7" x 12' 9" ( 2.92m x 3.89m )

Double glazed window to front, central heating radiator, door to en-suite, door to entrance hall.

## En-Suite

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

## Bedroom Two

9' 5" x 11' 9" ( 2.87m x 3.58m )

Double glazed window to rear, central heating radiator, door to entrance hall.

## Bathroom

Panelled bath, low flush toilet, pedestal sink, door to entrance hall.

## Outside

Allocated parking space with gated access.

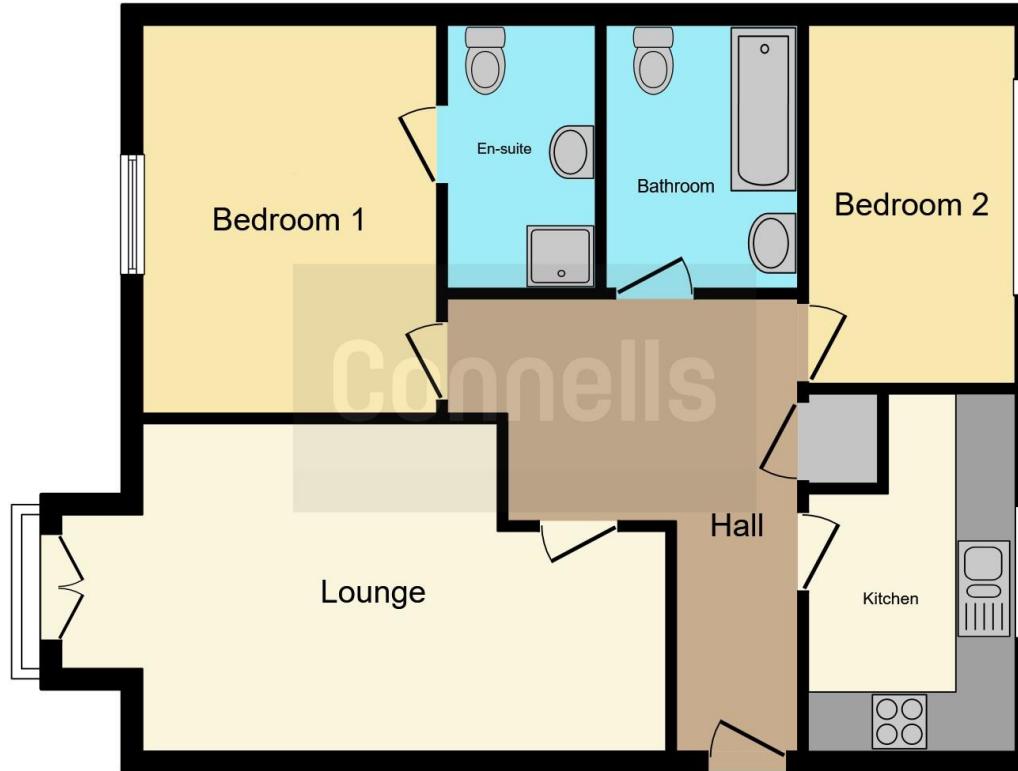
## Agents Note

We have been advised there is currently no management company in place for the service charge. Please take advice before incurring any costs.









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: C  
 Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**[view this property online \[connells.co.uk/Property/WVH332173\]\(http://viewthispropertyonline.connells.co.uk/Property/WVH332173\)](http://viewthispropertyonline.connells.co.uk/Property/WVH332173)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH332173 - 0009