



Connells

Harper Avenue
Wednesfield Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented first floor one bedroom maisonette. Benefiting from being in a popular residential location this property must be viewed order to fully appreciate.

Internally the property comprises of entrance hall, first floor landing, lounge, kitchen, bedroom and bathroom. Externally there is front and rear gardens.

The Location & Area

Situated on the ever popular Long Knowle Estate set between the popular Lower Prestwood Road and Blackhalve Lane. There is a wonderful selection of local shops nearby and this property offers fantastic commuting access to the M54, adjoining M6 and the popular Bentley Bridge retail park.

Entrance Hall

Glazed door to front, stairs to first floor landing.

First Floor Landing

Doors to various rooms.

Lounge

13' 6" x 11' 11" (4.11m x 3.63m)

Double glazed window, gas fire, central heating radiator, door to entrance hall, door to Bedroom.

Kitchen

8' 4" x 9' 4" (2.54m x 2.84m)

Double glazed window to rear, a range of wall and base units, central heating radiator, space for various appliances, door to first floor landing.

Bedroom One

11' 1" x 12' (3.38m x 3.66m)

Double glazed window to front, central heating radiator, door to lounge.

Bathroom

Double glazed window to front, low flush toilet, panelled bath, pedestal sink, central heating radiator, door to first floor landing.

Outside Front

Lawned garden area, side access.

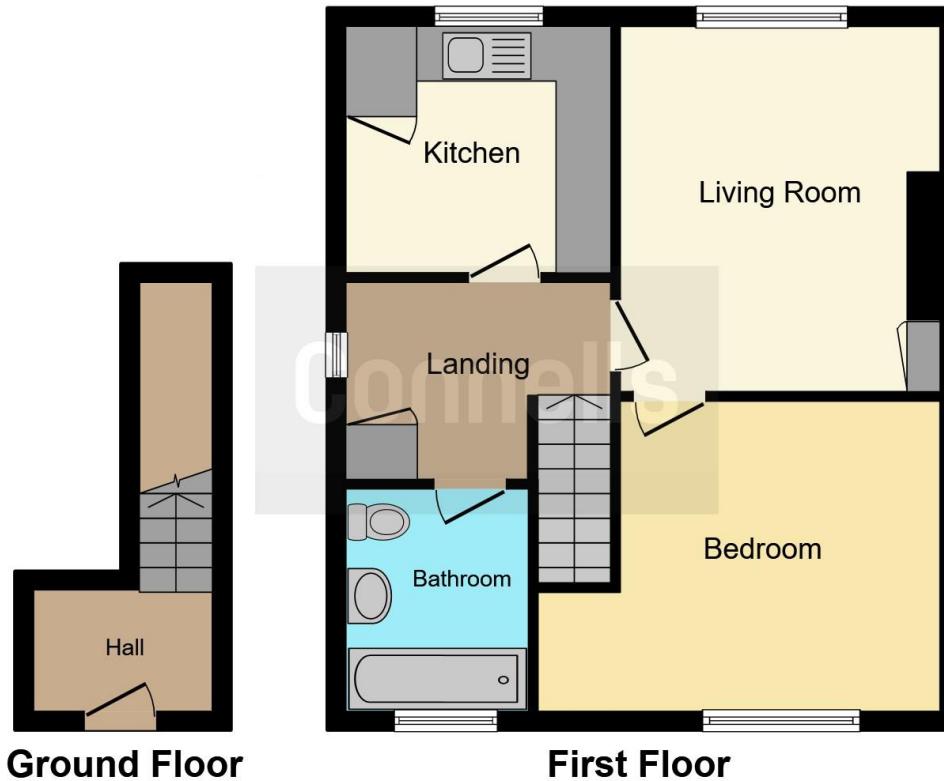
Outside Rear

Lawned area, patio area.









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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EPC Rating: C Council Tax
 Band: A

Service Charge: 10.00 Ground Rent:
 400.00

Tenure: Leasehold

[view this property online](http://www.connells.co.uk/Property/WVH333550) [connells.co.uk/Property/WVH333550](http://www.connells.co.uk/Property/WVH333550)

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Dec 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

