



Connells

Blackwood Avenue
Wednesfield Wolverhampton

Blackwood Avenue Wednesfield Wolverhampton WV11 1EY

for sale offers in the region of
£130,000



Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this two bedroom first floor apartment on the popular Long Knowle Estate.

Comprising of communal entrance hall, internal entrance hall, generous family lounge, modern fitted kitchen and breakfast area with Juliet balcony, two spacious bedrooms and a recently refitted shower room this property should be viewed in order to appreciate.

Externally there are generous communal grounds as well as a popular park near by and popular transport access links within a short distance.

Location And Area

Situated on the ever popular Long Knowle Estate noted for its popular school. Doctors dentists, public houses and eateries are all within close proximity and further shopping can be found within Wednesfield and Bentley Bridge Retail Park. New Cross Hospital, the M54 and M6 motorways are also conveniently located within close proximity.

Communal Entrance Hall

Secure intercom access, stairs.

Entrance Hall

Doors to various rooms, LVT flooring, radiator, well mounted phone entry system.

Lounge

13' 9" x 11' 6" (4.19m x 3.51m)

Double glazed window to front, radiator, LVT flooring, door to entrance hall.

Kitchen

9' 6" x 8' 9" (2.90m x 2.67m)

Double glazed window to rear, range of stylish wall and base units, integrated sink, space for various appliances, LVT flooring, open to breakfast area.

Breakfast Area

9' 9" x 6' 9" (2.97m x 2.06m)

Double glazed Juliet balcony to rear, space for various appliances, open to kitchen, door to communal landing.



Bedroom One

12' 9" x 11' 6" (3.89m x 3.51m)

Double glazed window to front, fitted wardrobe, LVT flooring, storage cupboard, door to entrance hall, radiator.

Bedroom Two

13' 4" x 9' (4.06m x 2.74m)

Double glazed window to rear, radiator, laminate flooring, fitted wardrobe, door to entrance hall.

Shower Room

Double glazed window to rear, shower in a cubicle, low flush toilet, vanity sink, extractor fan, heated towel rail, door to entrance hall.

Outside

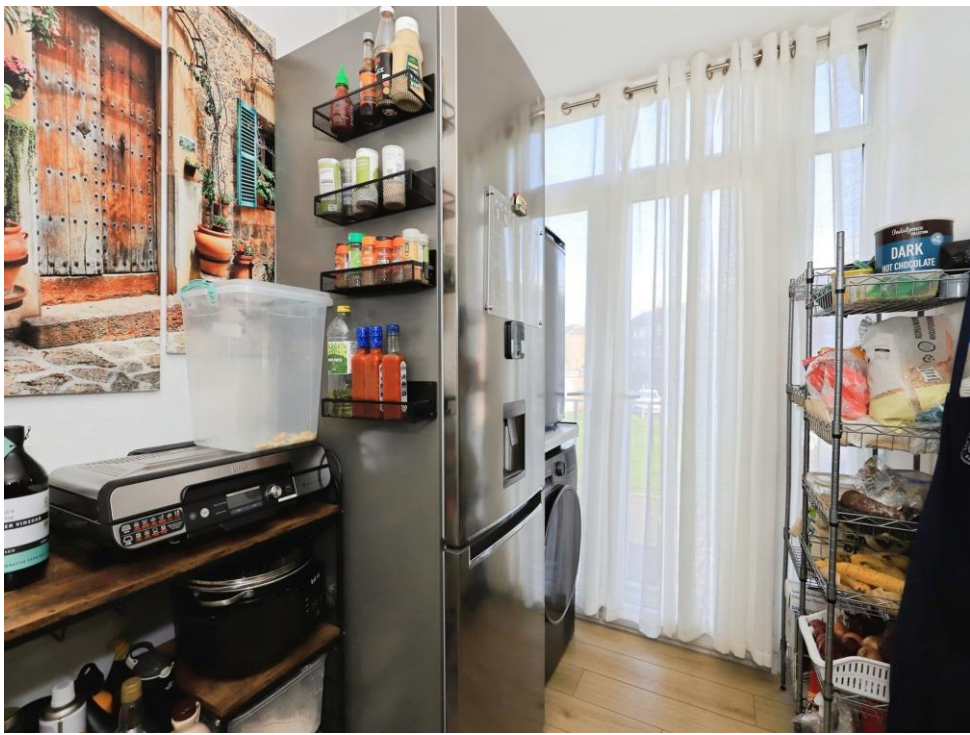
Communal grounds and gardens.

Agents Note

Please note we are awaiting the correct figure for the ground rent and service charge.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks









Total floor area 71.3 m² (767 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

Connells

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: A

Service Charge: 500.00 Ground Rent:
 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH336734

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1985. 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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