



Connells

Moat Green Avenue
Wednesfield Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive one bedroom maisonette in a popular cul-de-sac location. Benefiting from being refurbished by the currently owners, viewing is highly recommended. Please call contact today to book your viewing to avoid disappointment.

The property comprises of entrance hall, first floor landing, 13ft lounge, generous size bedroom with fitted wardrobe, refitted modern kitchen and a spacious and stylish bathroom. Externally there are front and rear gardens.

The Location & Area

Situated in the popular Moat Green Avenue which is close to Olinthus Avenue with further links to the main Linthouse Lane where there is an abundance of local shopping, doctors, dentists, eateries, public houses and sought after schooling nearby.

Entrance Hall

Double glazed door to front, stairs to first floor landing.

First Floor Landing

Double glazed window to side, cupboard housing Worcester Bosch Greenstar boiler, doors to various rooms.

Lounge

13' 6" x 11' 10" (4.11m x 3.61m)

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

Modern Fitted Kitchen

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

Double glazed window to rear, a range of stylish Shaker style wall and base units, integrated oven, hob and extractor, one and half stainless steel drainer sink, pantry cupboard, space for a fridge freezer.

Bedroom

11' x 11' 10" (3.35m x 3.61m)

Double glazed window to front, fitted wardrobe, central heating radiator, door to first floor landing.

Bathroom

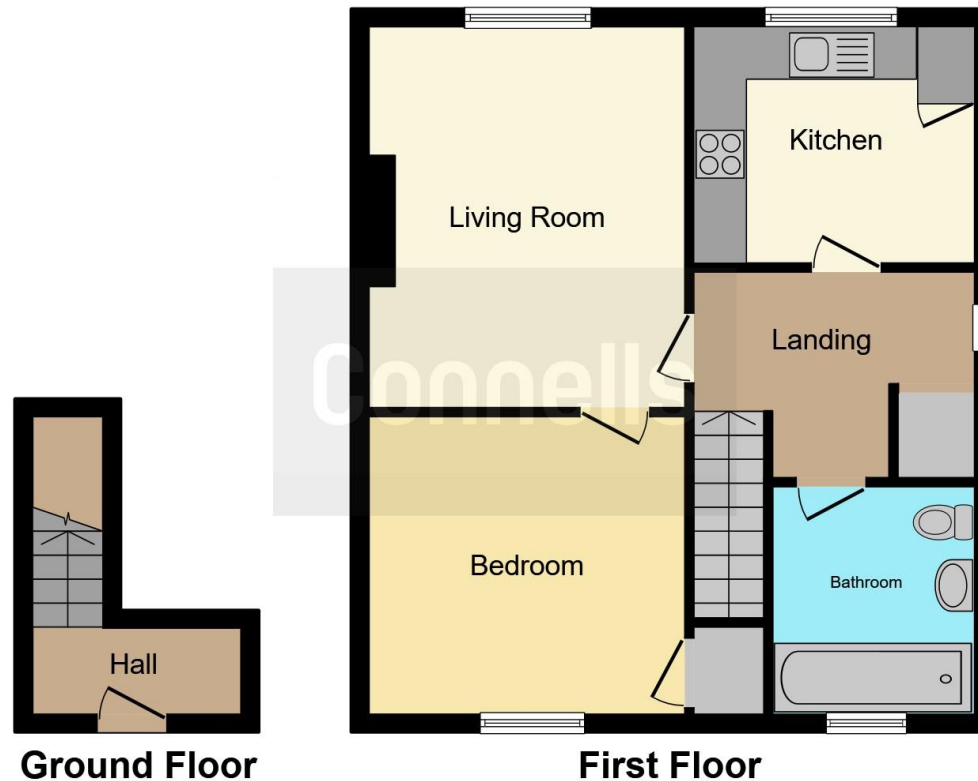
Double glazed window to front, panelled bath with shower over, vanity sink, low flush toilet, mirror with light, door to first floor landing.

Outside

Garden to front and rear with side access.







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: A

Service Charge: 400.00 Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH333788

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.

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