



**Connells**

Hurstbourne Crescent  
East Park Wolverhampton

# Hurstbourne Crescent East Park Wolverhampton WV1 2EH

for sale offers over  
**£90,000**



## Property Description

Connells Wolverhampton have the delight to bring to the market this one bedroom ground floor apartment in a popular residential location, benefiting from being in close proximity to popular transport access links the property should be viewed in order to appreciate.

The property comprises of an entrance hall with storage cupboard, lounge, kitchen, bedroom and shower room. Externally there is shared front and rear gardens with brick built shed.

## Location And Area

Situated just to off the main Willenhall Road with fantastic commuting links to the Black Country route and linking to the M6 and M54 motorways. Popular shopping can be found nearby which includes Wednesfield and Bentley Bridge retail park as well as Willenhall and Wolverhampton City centre.

## Entrance Hall

Double glazed door to side, doors to various rooms.

## Lounge

15' 2" x 10' 5" ( 4.62m x 3.17m )

Double glazed window to front, radiator, electric fire, door to entrance hall.



## Kitchen

5' 10" x 12' 2" ( 1.78m x 3.71m )

Double glazed window to rear, Baxi boiler, range of wall and base units, stainless steel drainer sink, space for a cooker, plumbing for a washer, space for a tumble dryer, door to entrance hall.

## Bedroom One

11' 8" x 9' 3" ( 3.56m x 2.82m )

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

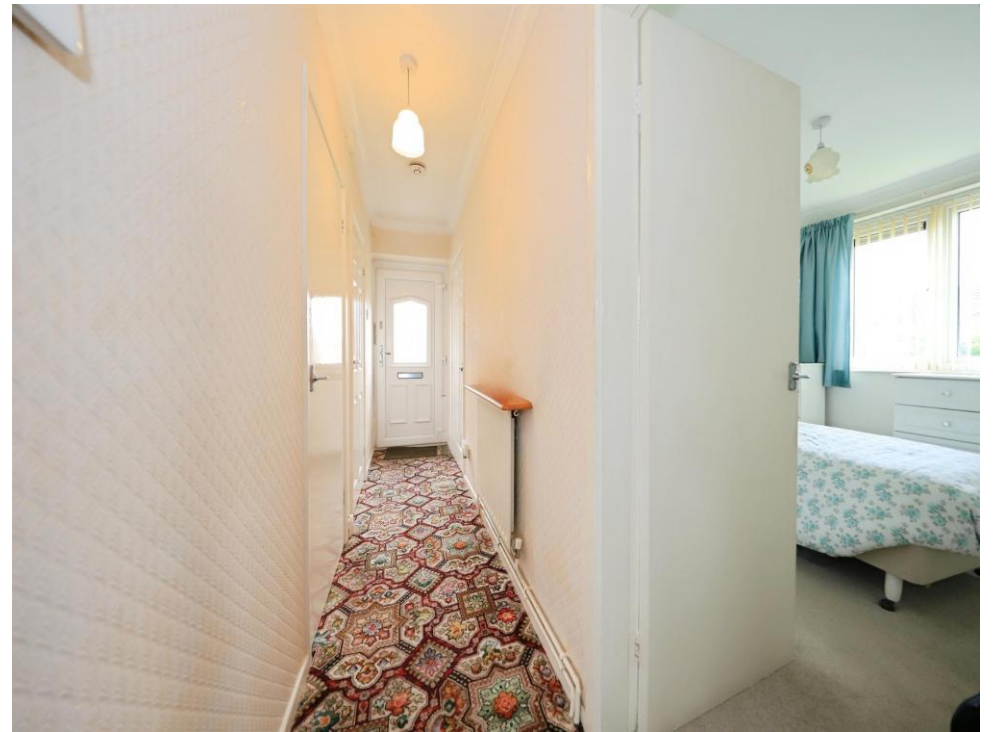
## Shower Room

Low flush toilet, double glazed window to rear, radiator, electric shower in cubicle, vanity sink, door to entrance hall.

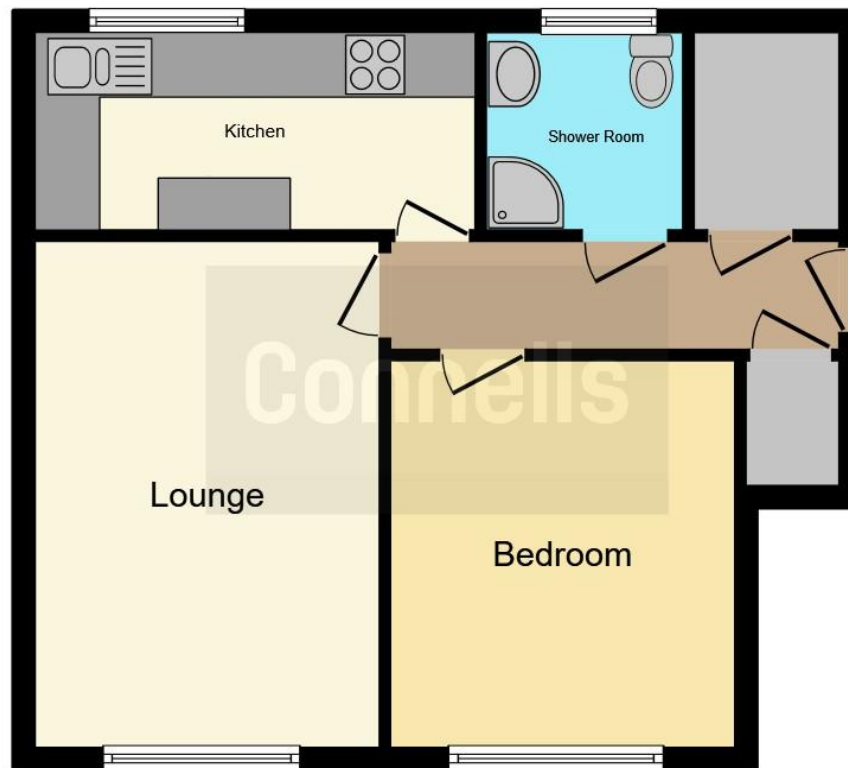
## External

Shared front gardens, side gated access, enclosed shared rear garden with a brick built outbuilding.









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

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**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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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.



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