



Connells

Prestwood Road
Near New Cross Wednesfield Wolverhampton



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and deceptive spacious two bedroom top floor apartment next to New Cross hospital.

Internally the property comprises of communal entrance hall, entrance hall, large entertainment style kitchen lounge, two bedrooms, en-suite shower room and bathroom. Externally there are communal ground and one allocated parking space.

The Location & Area

Based in a highly popular residential estate just off Linthouse Lane in the Wednesfield area. Ideally situated for access to New Cross hospital, Bentley Bridge retail parking with a range of highly regarded local schooling nearby.

Communal Entrance Hall

Secure entry system, door to front, access to all floors.

Entrance Hall

Door to front, doors to various rooms, central heating radiator.

Entertainment Kitchen Lounge

19' 9" x 16' 3" max (6.02m x 4.95m max)
Double glazed window to rear, french doors to

rear with juliet balcony, central heating radiator, a range of wall and base units with inset oven, hob and extractor, inset stainless steel drainer sink, space for appliances, door to inner hall.

Bedroom One

16' 1" max x 8' 9" (4.90m max x 2.67m)
Double glazed window to front, central heating radiator, door to en-suite, door to entrance hall.

En-Suite

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

Bedroom Two

12' 2" x 9' 6" (3.71m x 2.90m)
Double glazed window to front, central heating radiator, door to entrance hall.

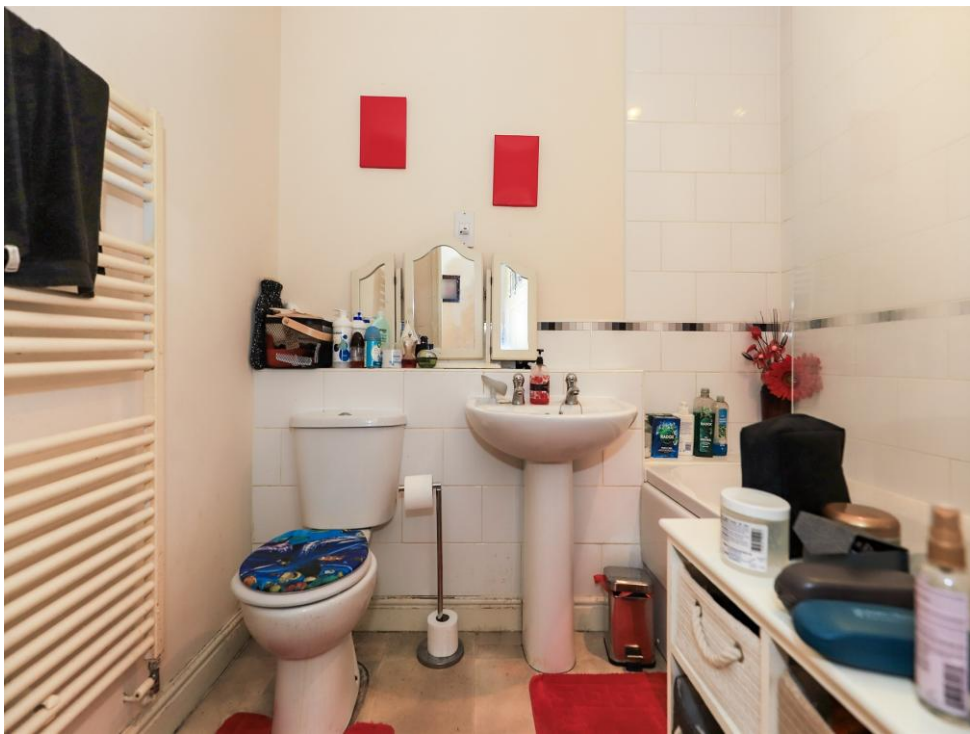
Bathroom

Panelled bath, pedestal sink, low flush toilet.

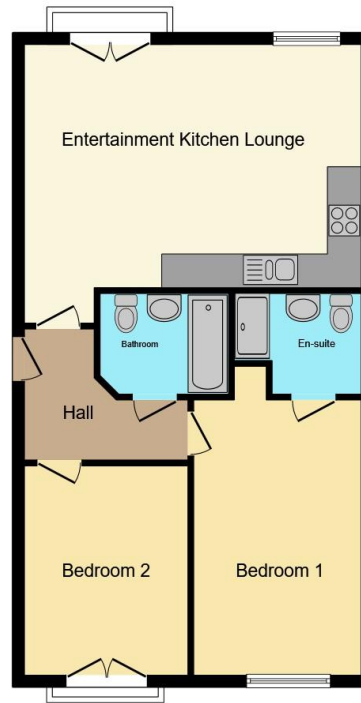
Outside

Communal grounds and one allocated parking space.









Floor Plan

Total floor area 66.9 m² (720 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



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: B

Service Charge: 1992.06

Ground Rent: 325.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH333413

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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.

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