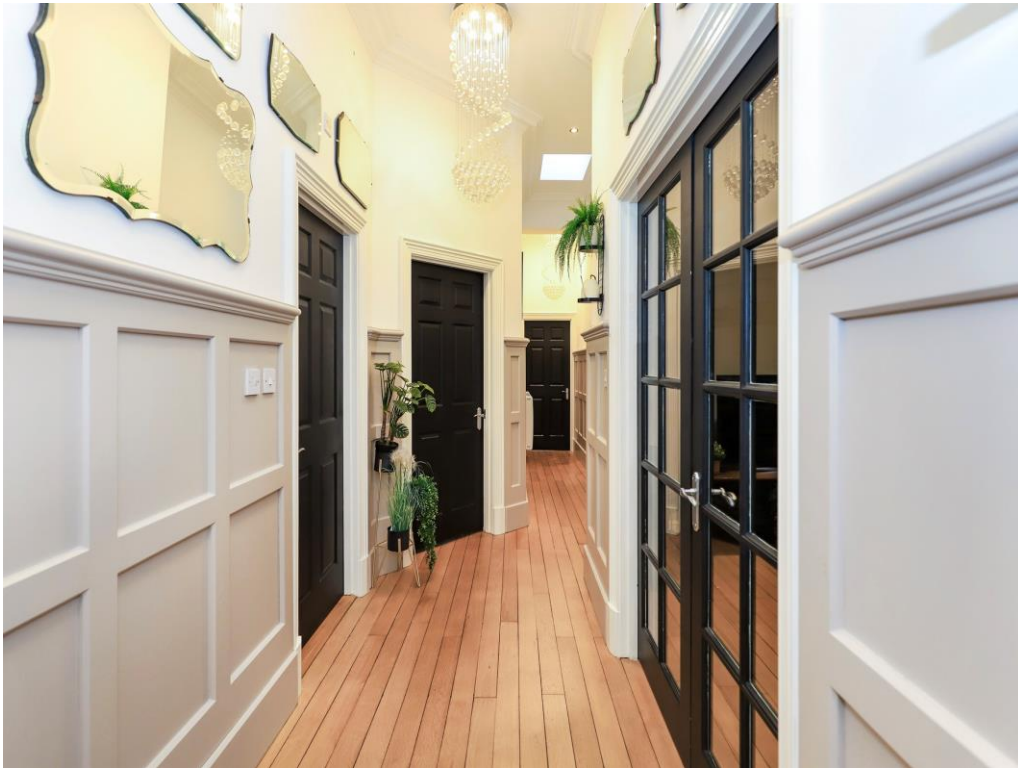




**Connells**

Edward Lisle Gardens  
Tettenhall Wolverhampton





### Property Description

Connells Wolverhampton are delighted to bring to market this beautiful ground floor 'bungalow style' apartment which enjoys glorious views across the wide green expanse of Tettenhall's Upper Green.

This beautifully presented 2 bedroom ground floor 'bungalow style' apartment offers excellent accommodation within a very short walk of the village High Street and a wealth of amenities.

The apartment is located within the original Georgian wing of a smart, modern development, retaining the period elegance and magnificent high ceilings of this historic building.

Accessed via a wide communal entryway with a sense of impeccable Georgian grandeur, the property includes a long private hallway, a well-appointed modern kitchen with separate dining room, and a spacious lounge, illuminated by wonderful double-glazed sash windows throughout. The en suite master bedroom sits alongside a family bathroom and second double bedroom.

The development offers secure gated parking to the rear with allocated parking space as well as a key fob entry, an intercom system, and attractive communal gardens.

Viewing is highly advised to appreciate the accommodation on offer which is ideal for downsizers, or working professionals.

### Location And Area

Set in the wonderful village location of Tettenhall this property is within walking distance of the village green and has fantastic shops and eateries surrounding. There are a choice of superb local schools and the nearest Rail Station is Bilbrook which is approximately 1.9 miles away.

### Communal Entrance Hall

Communal entrance door, intercom access.

### Entrance Hall

29' 8" x 7' 3" ( 9.04m x 2.21m )

Two double glazed skylights providing natural lighting, wooden flooring, electric wall heater, three chandeliers, generous storage cupboard, double doors to lounge.

### Lounge

15' 10" x 9' 8" ( 4.83m x 2.95m )

Two double glazed sash windows to side, with fitted blinds, electric wall heater, wooden flooring, spotlights, wall lights.

### Kitchen Area

13' 4" x 11' 8" ( 4.06m x 3.56m )

Bespoke fully fitted kitchen with an island, quartz worktop, fitted kitchen, worksurfaces with sink drainer, hot tap, wall and base units, three double glazed sash windows to side with fitted blinds, wooden flooring, integrated dishwasher, fridge freezer, cooker, dishwasher, washing machine and microwave. The worktops also feature down lighting, there is an induction electric hob with extractor over.

## Dining Area

14' 11" x 7' 9" ( 4.55m x 2.36m )

Wooden flooring, electric wall heater, spotlights, door to hallway.

## Bedroom One

9' 10" x 13' 10" ( 3.00m x 4.22m )

Two double glazed sash windows, spotlights, electric wall heater, access to en-suite.

## En-Suite

Wash hand basin, low level wc, shower cubicle, extractor fan, tiled flooring, wall tiling, electric radiator.

## Bedroom Two

9' 10" x 9' 7" ( 3.00m x 2.92m )

Double glazed sash window with fitted blinds, spotlights, wooden flooring electric wall heater.

## Bathroom

Bath with shower over, spotlights, tiling, tiled flooring, wash hand basin, low level wc, electric wall heater, extractor fan.

## External

Wrought iron gates with fob and secure intercom system, communal gardens, driveway with access to parking area where there is one allocated parking space.

## Agents Note

Please note there are 11ft high ceilings, from floor to ceiling throughout the property and the current owner has designed the bespoke kitchen diner.

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee the Connells Group.



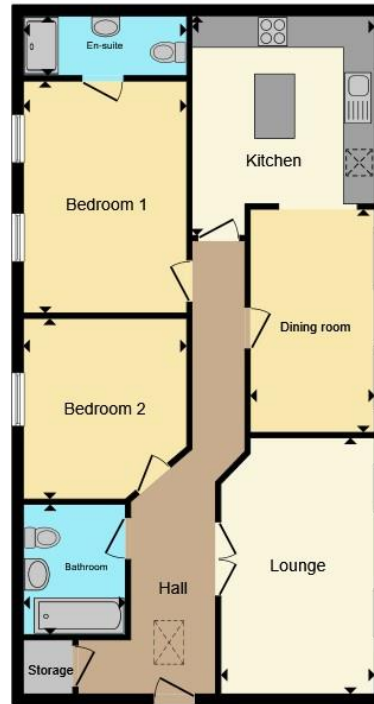












**Floor Plan**

**Total floor area 86.6 m<sup>2</sup> (932 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](http://www.propertybox.io)



To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: E	Council Tax Band: D	Service Charge: 2560.00	Ground Rent: 1.00	Tenure: Leasehold
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**view this property online [connells.co.uk/Property/WVH334667](http://connells.co.uk/Property/WVH334667)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. 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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Property Ref: WVH334667 - 0002