



**Connells**

Albion Street  
City Centre Wolverhampton



## Property Description

Samuel Thorneycroft from the Award Winning Connells Wolverhampton branch are delighted to bring to the market this well presented one bedroom ground floor flat boasting NO ONWARD CHAIN. This fantastic flat is suitable for first time buyers and investors and is ideally situated near to Wolverhampton train station and metro stop. Viewing is highly recommended.

Internally the property comprises of entrance hall with storage cupboards, open plan kitchen lounge with terrace patio area, double bedrooms and shower room.

## The Location & Area

Situated just a stone's throw away from Wolverhampton City Centre and Wolverhampton Train Station offering fantastic commuting access to Birmingham, London and many other rail link areas. Wolverhampton Bus station is also nearby and links from Willenhall Road to the Black Country Route which links to M6 motorway

## Approach

Set back from the roadside behind communal grounds and secure intercom entry.

## Entrance Hall

Two storage cupboards, ceiling light point, doors to lounge kitchen and shower room.

## Open Plan Lounge Kitchen

Irregular Shaped Room 11' 8" max x 10' 9"  
max ( 3.56m max x 3.28m)

Double glazed window, two electric storage  
heaters, French doors to terrace, door to  
Bedroom, ceiling light points.



## Kitchen Area

Wall and base units, space for fridge,  
stainless steel sink and drainer with mixer tap.

## Bedroom

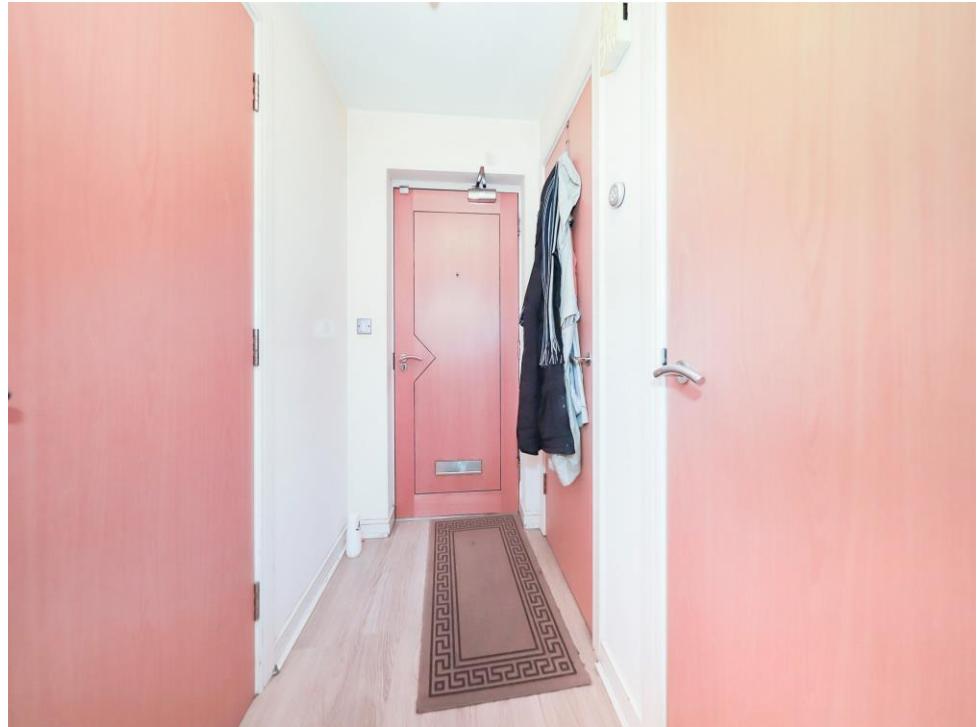
9' 7" x 9' 3" ( 2.92m x 2.82m )

Double glazed window, ceiling light point,  
electric storage heater.

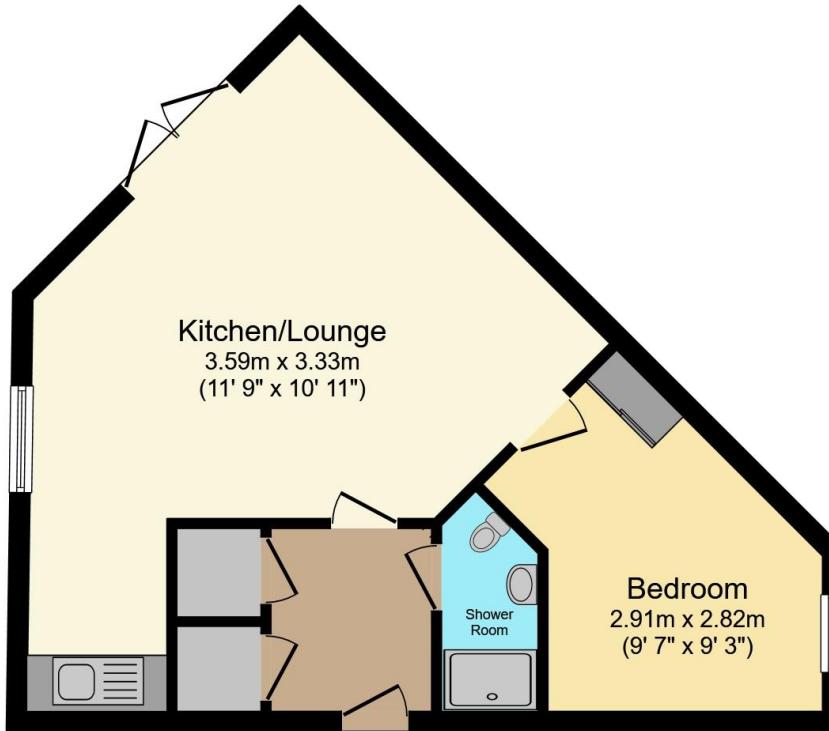
## Shower Room

Shower cubicle, wash hand basin, low flush  
wc, electric heated towel rail, tiled walls.









Total floor area 41.4 m<sup>2</sup> (445 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)

Connells

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C  
 Council Tax  
 Band: B

Service Charge:  
 1472.26

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH333958](http://connells.co.uk/Property/WVH333958)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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.

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