



Connells
FOR SALE

Connells

Humphries Crescent
Bilston



Property Description

Connells Wolverhampton have the delight to bring to the market this one bedroom ground floor flat being sold with no onward chain making this the perfect choice for first time buyers.

Recently refurbished throughout the property comprises of an entrance hall, comfortable lounge, fitted kitchen, double bedroom and newly fitted stylish shower room. Externally there is off road parking to front and an enclosed rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated in Bilston with easy access to Black Country Route and adjoining M6 motorway, equidistant from Coseley and Tipton Rail Station and boasting fantastic local schools most noteworthy of which is Wednesbury Oak Academy Primary School which has received an Outstanding Ofsted report. Also the property is only a short distance away from the pleasant Rocket Pool.

Entrance

Double glazed door to side, central heated radiator, intercom system, storage cupboard, alarm.

Lounge

15' 1" x 9' 6" (4.60m x 2.90m)
Double glazed window to front, central heated radiator, electric fire.

Kitchen

10' 9" x 6' 4" (3.28m x 1.93m)
Double glazed window to rear, sink drainer with worksurfaces, integrated gas hob and gas oven, plumbing for washing machine, space for domestic appliances, central heated radiator, double pantry/ store cupboard.

Bedroom One

11' 9" x 9' 10" (3.58m x 3.00m)
Double glazed window to front, central heated radiator.

Shower Room

Double glazed window to rear, wc, wash hand basin, extractor fan, shower, central heated radiator and complimentary tiling.

Outside Front

Double driveway.

Outside Rear

Patio, lawn area, outdoor tap, storage shed, gated side access, store cupboard.

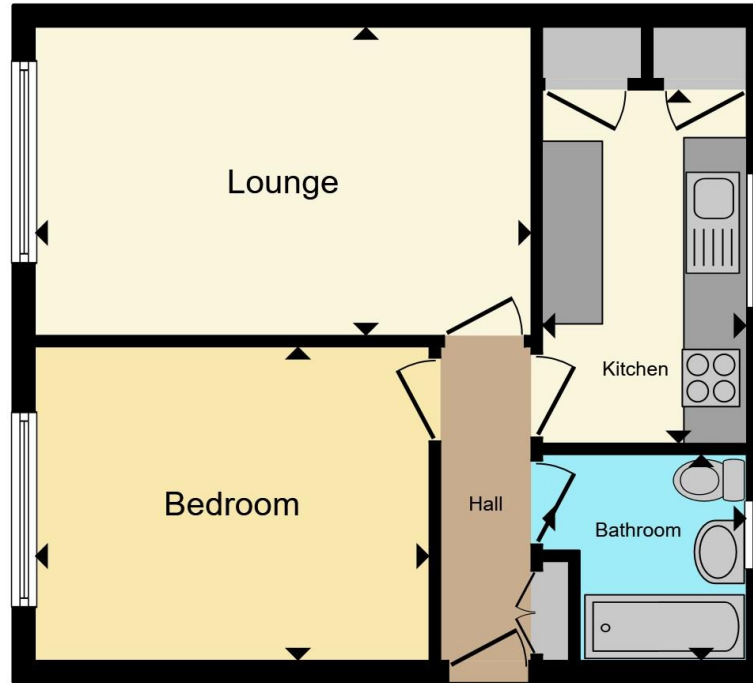
Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.









Floor Plan

Total floor area 41.0 m² (442 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: D Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH335082

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Sep 1990. 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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