



Connells

Deans Gate  
Willenhall



# Deans Gate Willenhall WV13 3NH

for sale offers in excess of  
**£115,000**



## Property Description

The Award Winning Connells Wolverhampton branch is proud to bring to the market this second floor modern apartment boasting NO ONWARD CHAIN AND ALLOCATED PARKING. Viewing is highly recommended to appreciate the accommodation on offer. Call Connells Wolverhampton today to book your viewing.

The property comprises of having communal entrance hall via a secure income system, entrance hall, lounge with adjoining balcony, well appointed kitchen, two double bedrooms, one having Juliet balcony and en-suite shower room and bathroom.

## The Location & Area

The property is located close to Willenhall, Bilston and Wolverhampton City centre and within easy access to the M6 Junction 10 and adjoining M54 motorway. There are secondary and junior schools nearby along with shops, local amenities and bus routes.

## Approach

Set back from the roadside behind allocated parking with communal ground.

## Communal Hall

Intercom entrance, stairs rising to all floors.

## Entrance Hall

Door to lounge, bathroom, kitchen, bedrooms, two storage cupboard, and intercom system.

## Lounge

13' 4" x 10' 3" ( 4.06m x 3.12m )

French doors to balcony, electric storage heater.

## Kitchen

9' 10" max x 8' 9" max ( 3.00m max x 2.67m max )

Matching wall and base units with stainless steel sink and drainer with mixer tap, integrated oven, four ring hob, extractor hood, part tiled walls, plumbing for washing machine, double glazed window.



## Bedroom One

10' 8" x 10' ( 3.25m x 3.05m )

Double glazed window with Juliet balcony, electric storage heater, door to en-suite.

## En-Suite

Shower cubicle, low flush toilet, wash hand basin, heated towel rail, part tiled walls, double glazed window.

## Bedroom Two

10' 8" x 9' 4" ( 3.25m x 2.84m )

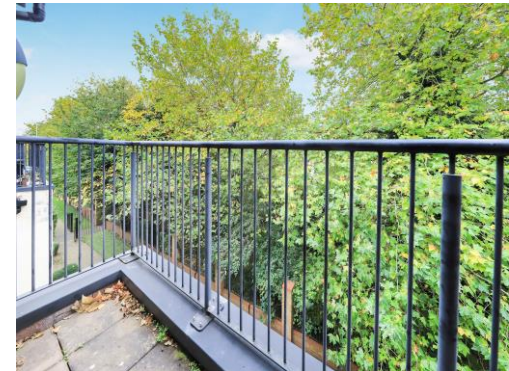
Double glazed window, electric storage heater.

## Bathroom

Panelled bath with shower attachment, low flush toilet, wash hand basin, part tiled walls, heated towel rail.

## Outside

One allocated parking space and communal grounds.















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

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

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D

Council Tax  
 Band: B

Service Charge:  
 1600.00

Ground Rent:  
 170.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH324425](http://connells.co.uk/Property/WVH324425)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Feb 2005. 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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Property Ref: WVH324425 - 0003