



**Connells**

Donington Grove  
Oxley Wolverhampton



### Property Description

Connells Wolverhampton are delighted to bring to the market this immaculately presented and stylish two bedroom first floor apartment on a popular residential estate. The property has NO UPWARD CHAIN and has been maintained to a high standard and should be viewed in order to fully appreciate.

The property comprises communal entrance hall, entrance hall, a large entertainment lounge kitchen with balcony off lounge enjoys garden views, two bedrooms, en-suite shower room and bathroom. Externally there communal grounds and an allocated parking space.

### Communal Entrance

Secure entrance.

### Entrance Hall

Two storage cupboard, double glazed window to rear, doors to open plan lounge kitchen

### Open Plan Lounge Kitchen

Double glazed windows to rear and front. laminate flooring, central heating radiator, access to balcony.

### The Location & Area

Situated on a popular and modern built development just off the A449 Stafford Road, which offers fantastic commuting links into Wolverhampton City Centre and the M54 as well as M6 motorways, the i54 Commercial development is also relatively close by as well as popular schooling, doctors and dentists as well as popular public houses with eateries just a stone's throw away.



### Kitchen Area

Fitted kitchen with a range of wall and base units, breakfast bar, complementary tiling, integrated electric oven, gas hob, plumbing for washing machine, space for appliances.

### **Bedroom One**

Double glazed window to front, central heating radiator, door to en-suite.

### **En-Suite**

Shower cubicle, wc, wash hand basin, complementary tiling, extractor fan, central heating radiator.

### **Bedroom Two**

Double glazed window, central heating radiator.

### **Bathroom**

Double glazed window, central heating radiator, bath, wash hand basin, low level wc, extractor fan, complementary tiling.

### **Outside**

Well kept communal garden area with one allocated parking space.

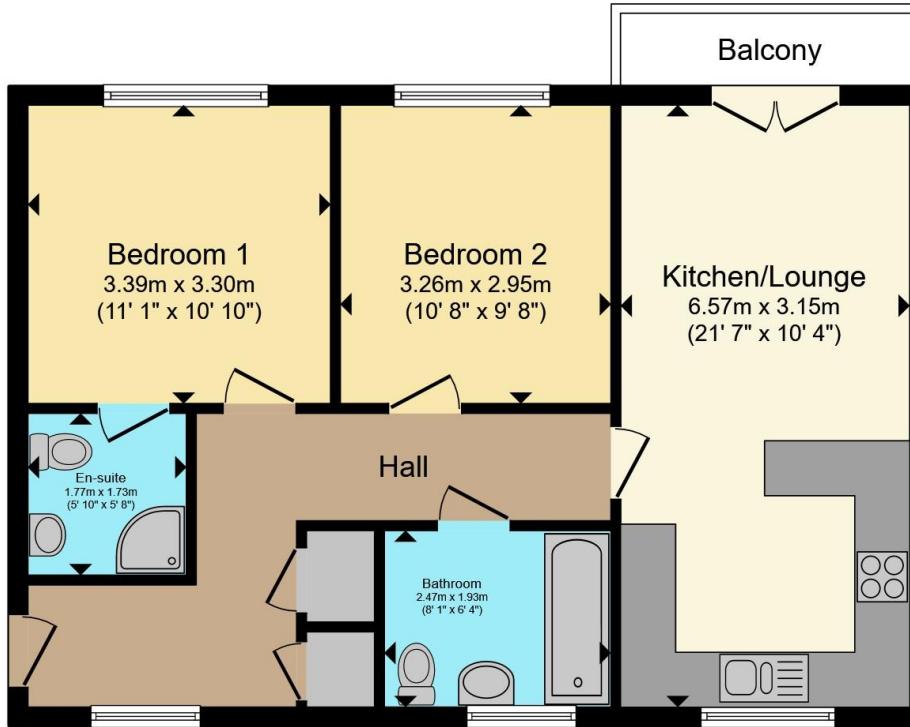
### **Agents Note**

The Vendor advises the management fee has been paid until 31/12/2026









Total floor area 63.1 m<sup>2</sup> (679 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

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81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: B  
 Council Tax  
 Band: B

Service Charge:  
 1550.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**[view this property online](http://www.connells.co.uk/Property/WVH334401) [connells.co.uk/Property/WVH334401](http://www.connells.co.uk/Property/WVH334401)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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