



Connells

Kenilworth Crescent
Parkfields Wolverhampton

Kenilworth Crescent Parkfields Wolverhampton WV4 6SU

for sale offers in the region of
£100,000



Property Description

Connells Wolverhampton bring to the market two bedroom ground floor flat in a popular residential location. Benefiting from NO ONWARD CHAIN this property should be viewed in order to fully appreciate.

The property comprises of entrance hall, lounge, kitchen, two bedrooms and shower room. Externally there is off road parking, front and rear gardens.

Entrance Hall

Doors to various rooms.

Lounge

14' 4" x 12' 4" (4.37m x 3.76m)
Double glazed window to front, central heating radiator, door to entrance hall.

The Location & Area

A fantastic position for commuting links for Wolverhampton, Dudley and Birmingham with Coseley Rail Station only a short drive away. There are numerous local shops and eateries and a range of highly regarded local schools.

Kitchen

9' 3" x 9' 1" (2.82m x 2.77m)
Double glazed window to rear, a range of units, space for appliances, door to entrance hall, door to rear,



Bedroom One

11' 1" x 12' 3" (3.38m x 3.73m)

Double glazed window to rear, central heating radiator, door to entrance hall.

Outside Front

Driveway providing off road parking, paved pathway, lawned garden area to front, a range of mature plants and shrubs.

Bedroom Two

8' 4" x 12' 7" (2.54m x 3.84m)

Double glazed window to front, door to entrance hall.

Outside Rear

Enclosed garden with a range of mature plants and shrubs.

Shower Room

Double glazed window to rear, shower in a wet room style, low flush toilet, pedestal sink.





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

To view this property please contact Connells on

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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax
 Band: A

Service Charge: 554.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH330247

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Feb 2005. 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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Property Ref: WVH330247 - 0006

