



Connells

Hordern Lodge Ball Lane
Coven Heath Wolverhampton

Hordern Lodge Ball Lane Coven Heath Wolverhampton WV10 7HD

for sale offers in the region of
£135,000



Property Description

Connells Wolverhampton have the delight to bring to the market this two bedroom detached residential park home on a popular family run site. Benefiting from no onward chain and immaculate condition this property should be viewed in order to fully appreciate.

Comprising of lounge, dining room, kitchen, two bedrooms, family, bathroom. Externally there is a parking areas and communal grounds.

Please note the vendors have advised they will install a brick skirt on the property as well as an access ramp/ stairs to match the purchaser request including a choice of brick, please see artist rendition.

Location And Area

Situated on the popular Hordern Lodge development within the area Coven Heath which offers fantastic commuting access to the M54 and M6 motorways, shopping can be found within neighbouring village which includes Coven, Brewood, Penkridge, Codsall and Wednesfield shopping centres.

Dining Room

9' 6" x 7' 9" (2.90m x 2.36m)

Double glazed door to side, double glazed window to side, radiator, door to inner entrance hall open to lounge.

Lounge

12' 3" x 10' 11" (3.73m x 3.33m)

Double glazed window to front, two double glazed windows to side, radiator, door to kitchen, open to dining room.

Kitchen

12' 4" x 8' 3" (3.76m x 2.51m)

Double glazed door to side, inset oven and hob, range of wall and base units, door to lounge.

Inner Entrance Hall

Doors to various rooms.



Bedroom One

11' 3" x 9' 2" (3.43m x 2.79m)

Double glazed window to side, radiator, door to inner entrance hall.

Bedroom Two

9' 6" x 9' 4" (2.90m x 2.84m)

Double glazed window to rear, radiator, fitted wardrobe, door to inner entrance hall.

Bathroom

Panelled bath, pedestal sink, low flush toilet.

External

Communal ground and parking









Total floor area 53.1 m² (571 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

Connells

To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: Exempt
Council Tax Band: A

Tenure:

view this property online connells.co.uk/Property/WVH335825

We are currently awaiting Tenure details. For 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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