



**Connells**

Albion Street  
City Centre Wolverhampton





## Property Description

Connells Wolverhampton bring to the market this modern two bedrooms ground floor apartment being sold fully furnished with no upward chain. Being ideally located within the City Centre boasting canal side views with an array of amenities within a short distance.

The property comprises of entrance hall, large open plan lounge kitchen, two bedrooms, stylish master en-suite, separate bathroom. Externally there are communal areas and allocated off road parking.

Viewing of the property should be viewed in order to appreciate the accommodation on offer.

## Location And Area

Situated just a stone's throw away from Wolverhampton City Centre and Wolverhampton Train Station offering fantastic commuting access to Birmingham, London and many other rail link areas. Wolverhampton Bus station is also nearby and links from Willenhall Road to the Black Country Route which links to M6 motorway

## Communal Hallway

Double glazed communal door with intercom access.

## Entrance Hallway

Door to communal entrance hall, intercom access, electric heater and alarm panel.

## Open Plan Lounge Kitchen

28' max x 11' 5" max ( 8.53m max x 3.48m max )

Double glazed doors to rear with access to the balcony, double glazed window to side, two electric heaters in the main lounge. Double glazed window to front, range of wall and base units with worksurfaces, stainless steel sink drainer, electric hob, washing machine.

## Bedroom One

11' 5" into wardrobe x 8' 9" plus recess ( 3.48m into wardrobe x 2.67m plus recess )

Double glazed window to rear, electric heater, fitted wardrobes, en-suite.

## En-Suite

Low flush wc, wash hand basin, extractor fan, shower cubicle, shaving point, heated towel rail, tiled walls and flooring.

## Bedroom Two

Double glazed window to front, electric heater.

## Bathroom

Double glazed window to front,wc, wash hand basin, extractor fan, bath with mixer tap and shower head above, shaving point, heated towel rail and tiled walls and flooring.

## Communal Area

Communal parking.



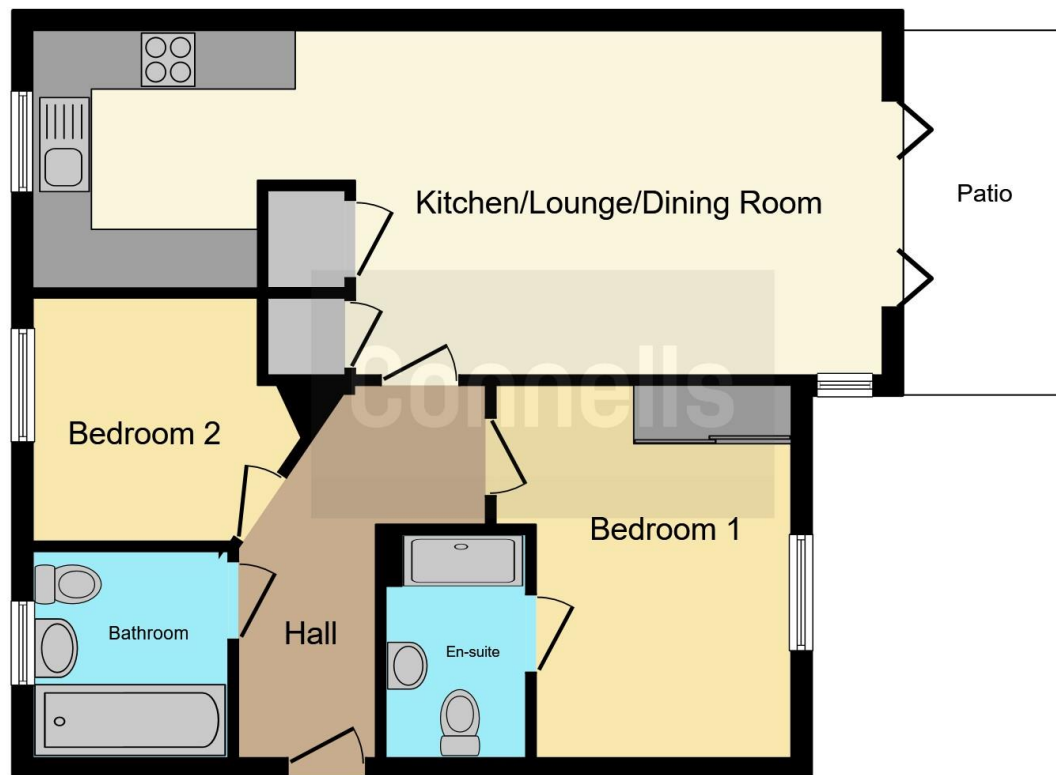












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

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**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1720.00

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH332948](http://connells.co.uk/Property/WVH332948)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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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