



**Connells**

Hurstbourne Crescent  
East Park Wolverhampton

# Hurstbourne Crescent East Park Wolverhampton WV1 2EH

for sale offers in the region of  
**£95,000**



## Property Description

Connells Wolverhampton have the delight to bring to the market this one bedroom ground floor apartment in a popular residential location, benefiting from being in close proximity to popular transport access links the property should be viewed in order to appreciate.

The property comprises of an entrance hall with storage cupboard, lounge, kitchen, bedroom and shower room. Externally there is shared front and rear gardens with brick built shed.

## Entrance Hall

Double glazed door to side, doors to various rooms.

## Lounge

15' 2" x 10' 5" ( 4.62m x 3.17m )

Double glazed window to front, radiator, electric fire, door to entrance hall.

## Kitchen

5' 10" x 12' 2" ( 1.78m x 3.71m )

Double glazed window to rear, Baxi boiler, range of wall and base units, stainless steel drainer sink, space for a cooker, plumbing for a washer, space for a tumble dryer, door to entrance hall.

## Location And Area

Situated just to off the main Willenhall Road with fantastic commuting links to the Black Country route and linking to the M6 and M54 motorways. Popular shopping can be found nearby which includes Wednesfield and Bentley Bridge retail park as well as Willenhall and Wolverhampton City centre.



## Bedroom One

11' 8" x 9' 3" ( 3.56m x 2.82m )

Double glazed window to front, radiator, door to entrance hall.

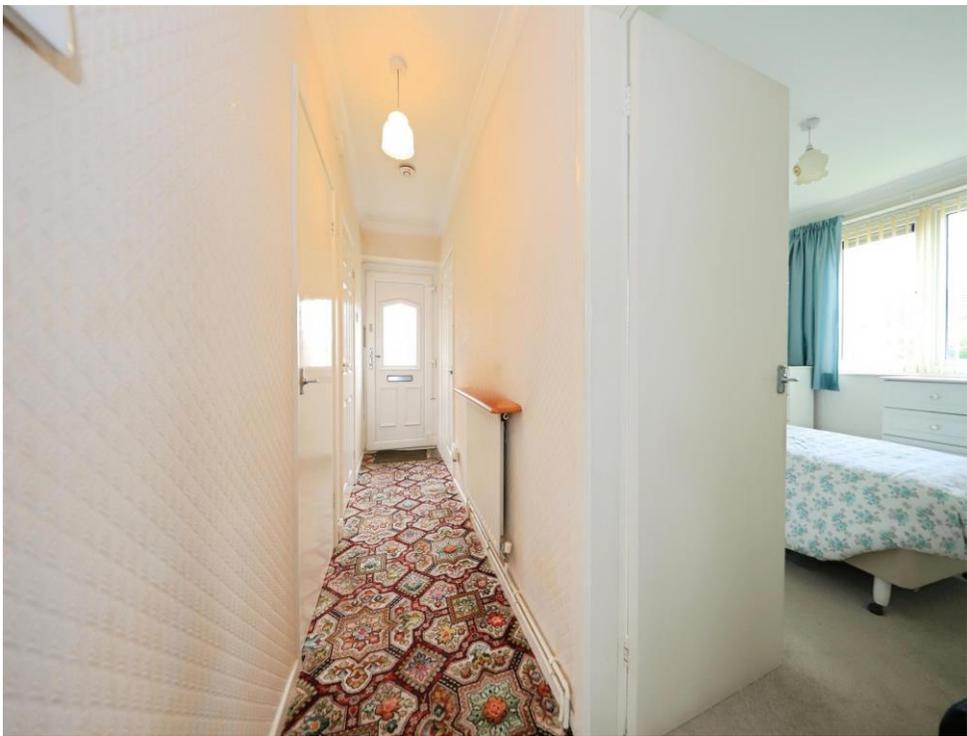
## Shower Room

Low flush toilet, double glazed window to rear, radiator, electric shower in cubicle, vanity sink, door to entrance hall.

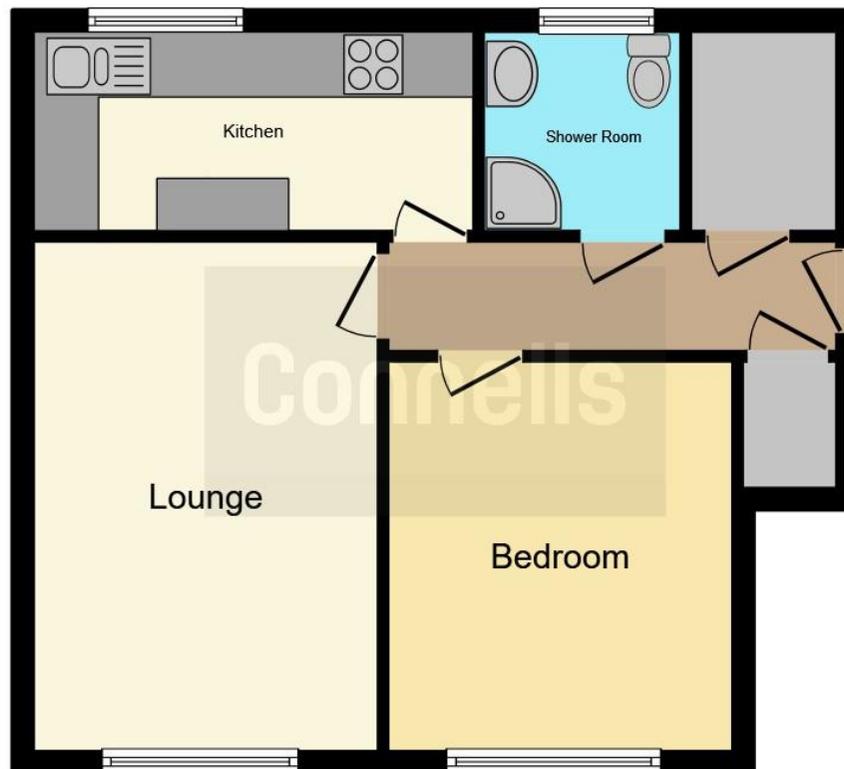
## External

Shared front gardens, side gated access, enclosed shared rear garden with a brick built outbuilding.









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: C Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH332681](http://connells.co.uk/Property/WVH332681)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. 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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH332681 - 0008