



Connells
connells.co.uk 01902 710 170
FOR SALE

GROUND FLOOR



Property Description

Connells Wolverhampton have the delight to bring to the market this well presented and chain free on bedroom ground floor apartment close to New Cross Hospital. Benefiting from no onward chain this property should be viewed in order to fully appreciate.

The property comprises of an entrance hall, large lounge, large bedroom, modern fitted kitchen and bathroom.

Externally there is residents only parking a well as communal grounds.

Location And Area

Situated just a stone's throw away from New Cross Hospital and Bentley Bridge Retail Park where there is a fantastic selection of local shopping, eateries and public houses. Doctors, dentists and looked after schools are also within close proximity.

Entrance Hall

Double glazed door to front, variety of storage cupboards as well as an airing cupboard housing a Worcester Green Star boiler, radiator.

Lounge

13' 9" x 10' 5" (4.19m x 3.17m)
Double glazed window to rear, radiator, door to entrance hall.

Kitchen

12' 5" x 5' 8" (3.78m x 1.73m)
Double glaze window to front, range of wall and base units, space for various appliances, radiator, door to entrance hall.

Bedroom

13' 9" x 9' 8" (4.19m x 2.95m)
Double glazed window to rear, radiator, door to entrance hall.

Bathroom

Corner mixer shower in a cubicle, heated towel rail, vanity sink, low flush toilet, double glazed window, door to entrance hall.

Outside

Residence parking and communal grounds.









Floor Plan

Total floor area 50.4 m² (543 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



To view this property please contact Connells on

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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
Band: A

Service Charge: 600.00 Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH334834

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Nov 2005. 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.

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: WVH334834 - 0002