



Connells

East Park Way
East Park Wolverhampton



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market this well presented and well looked after two bedroom ground floor purpose built apartment and boasts no onward chain. The property benefits from having good transport access links and is a short distance away from Wolverhampton City Centre. Viewings are suitable for first time buyers, investors or those seeking to downsize. Call the Connells Wolverhampton branch today to book your viewing.

The property briefly comprises of secure communal entrance hall, internal entrance hall, two bedrooms, en-suite, bathroom, open plan entertainment kitchen lounge. Externally to the property there is communal grounds as well as an allocated parking space behind a secure gated entry.

The Location & Area

Set just off the Willenhall Road this apartment has easy access links to Wolverhampton City centre, train station and Metro link are close by. Also nearby are a range of shops and the popular East Park.

Approach

Set back from the roadside behind communal gardens with access to the allocated parking behind a secure gate, door to main accommodation and communal hallway.

Communal Hall

Door to front, stairs to various floors, door to rear parking.

Entrance Hall

Intercom system, two ceiling light points, two electric storage heaters, storage cupboard housing water tank, doors to various rooms.

Open Plan Lounge Kitchen

23' 6" x 9' 9" (7.16m x 2.97m)

Matching wall and base units, one and half stainless steel sink and drainer with mixer tap, part tiled walls, integrated oven, four ring electric hob with extractor hood, plumbing for washing machine, double glazed window, Juliet balcony, two ceiling light points, two electric storage heaters.

Bedroom One

13' 5" x 9' 3" (4.09m x 2.82m)

Double glazed window, electric storage heater, ceiling light point, door to en-suite shower room

En-Suite Shower Room

Shower cubicle, low flush wc, wash hand basin, electric storage heater, shaver socket point, part tiled walls, extractor fan, ceiling light point, double glazed window.

Bedroom Two

9' 5" x 6' 5" (2.87m x 1.96m)

Double glazed window, electric storage heater, ceiling light point.

Bathroom

Panelled bath, low flush wc, wash hand basin, part tiled walls, ceiling light point, extractor fan, electric storage heater, double glazed window.

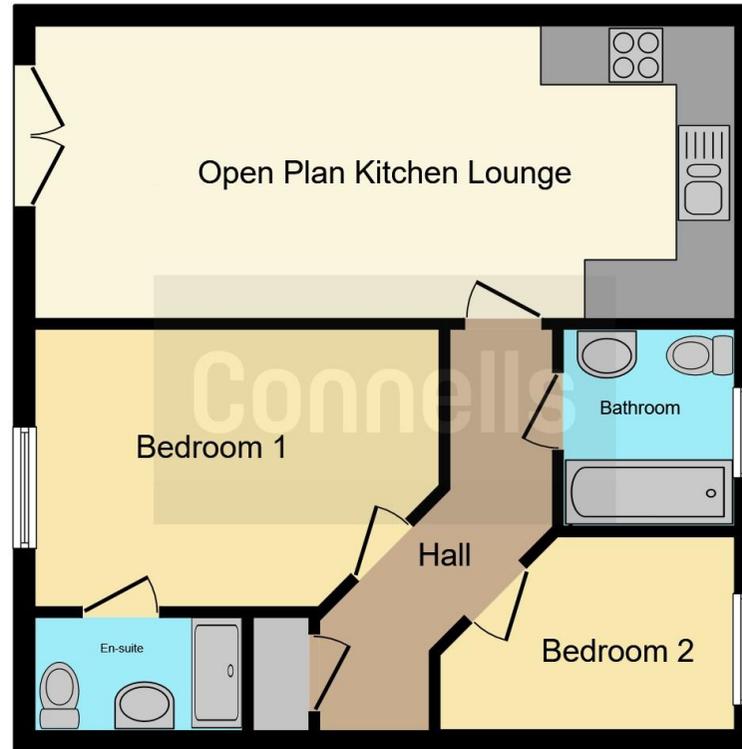
Outside

One allocated parking space behind a secure gated entrance.









Floor Plan

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: B

Service Charge:
 1400.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH334892

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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.

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