



**Connells**

Lower Street  
Wolverhampton



### Property Description

A ONE BEDROOM GROUND FLOOR FLAT  
OFFERING NO UPWARD CHAIN  
IDEAL FIRST TIME PURCHASE IN  
EXTERNALLY  
RECENTLY DECORATED THROUGHOUT  
ALLOCATED PARKING BAY TO FRONT  
COMMUNAL REAR GARDEN WITH  
STORAGE

Connells offer for sale this ground floor has a communal entrance with intercom system, door into hallway, kitchen, shower room, 21ft lounge, double bedroom. Property is situated in Externally, which has easy access to all transport links and a short walk from entertainment, pubs, bars & shops.

### Location And Area

There is a fantastic selection of local schools nearby and bus routes linking into Wolverhampton City centre. The i54 commercial is also relatively close by. Shopping can be found within Codsall, Bilbrook, Tettenhall and Wolverhampton City centre.

### Communal Entracne

Communal entrance hall, door to side to entrance hallway.

### Entracne Hall

Tiled flooring, electric heater, airing cupboard, doors to various rooms.

### Lounge

21' 7" x 10' 1" ( 6.58m x 3.07m )

Two electric heaters, two double glazed windows to front, free standing electric heater, laminate flooring.

### Kitchen

9' 8" x 6' 4" ( 2.95m x 1.93m )

Double glazed window to front, fitted kitchen with wall and base units, stainless steel sink drainer, free standing electric oven with electric cooker point, washing machine, tiling splash back, tiled flooring.

### Shower Room

Shower cubicle, wash hand basin, low level wc, double glazed window to rear, complimentary tiling.



## Bedroom

12' 1" x 9' 8" ( 3.68m x 2.95m )

Double glazed window to rear, electric heater, laminate flooring.

## Communal Areas

Outdoor storage, lawned area, borders and shrubs. To front there is a communal driveway with parking space.

## Agents Notes

Property has recently had a new roof and fire safety approved front door installed - we have been advised by the owner.







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: D Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH335092](https://www.connells.co.uk/Property/WVH335092)**

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.

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Property Ref: WVH335092 - 0003