



Connells

Broad Gauge Way
City Centre Wolverhampton

Broad Gauge Way City Centre Wolverhampton WV10 0BA

for sale offers over
£130,000



Property Description

Connells Wolverhampton have the delight to bring to the market this well presented ground floor apartment boasting no upward chain. Conveniently located to the City centre and transport links alike in particular Wolverhampton train station offering regular routes into Birmingham New Street and across the UK.

Well presented throughout this apartment poses the ideal opportunity for first time buyers and investors alike. Internally comprises of a large entrance hall with carious storage cupboards, open plan living and kitchen area with private terrace, two bedrooms, master en-suite and separate bathroom. Externally the property also boasts secure gated allocated parking and additional visitors spaces.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Set just outside Wolverhampton City Centre and within walking distance to Wolverhampton Rail Station, this property is ideally situated for fantastic local amenities and shopping facilities provided by Wolverhampton City Centre and Bentley Bridge Retail Park.

Entrance Hall

Double glazed window to front, two storage cupboards, access to various rooms.

Living And Kitchen Area

Double glazed window to rear, double glazed patio doors to a private terrace, electric heater, kitchen area has a variety of wall and base units with work surfaces above, stainless steel sink drainer, electric oven, electric hob, plumbing for appliances.

Bedroom One

Double glazed window to front, electric heater, en-suite

En-Suite

Wc, wash hand basin, shower cubicle, extractor fan and electric towel rail

Bedroom Two

Double glazed window to front, electric heater.

Bathroom

Wc, wash hand basin, bath with mixer taps, extractor fan, electric towel heater.

Terrace

Gated side access, artificial lawn, decking area.

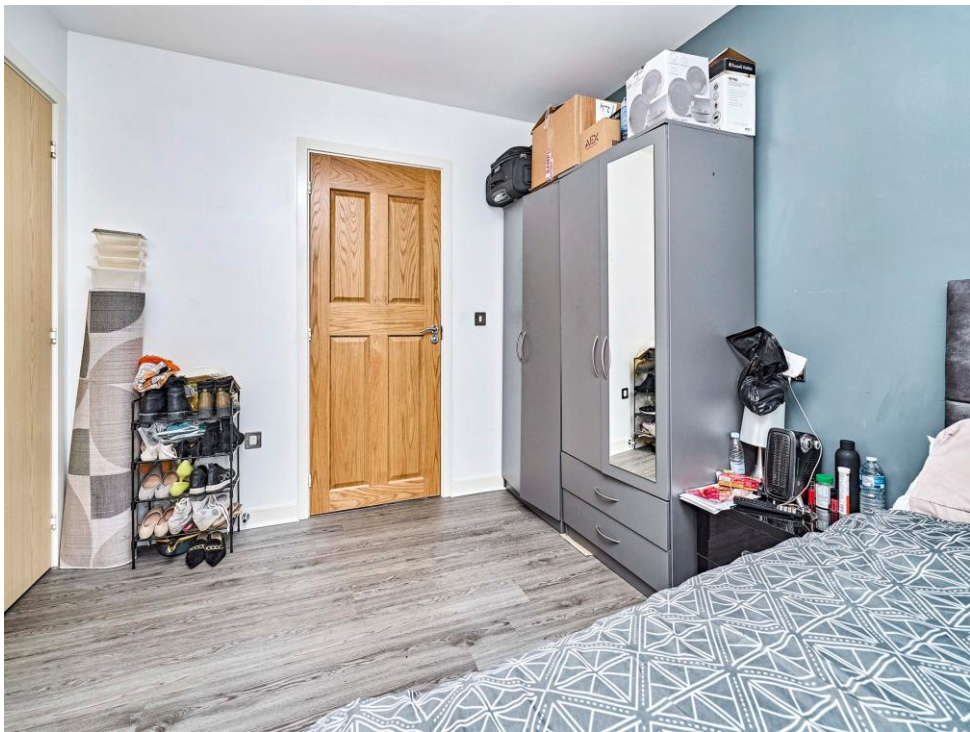
External

Secure gated off road parking, allocated parking spaces.

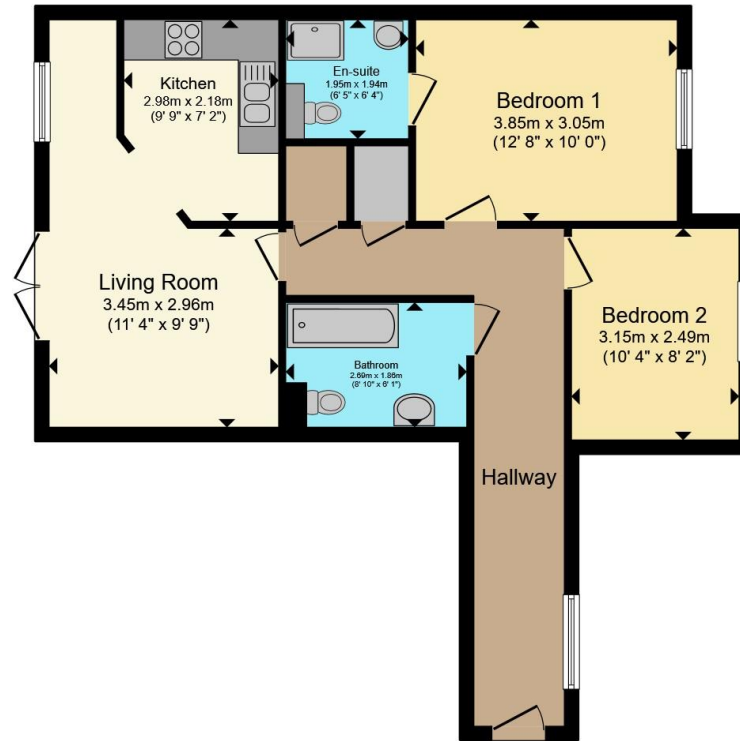
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Total floor area 65.7 m² (707 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

Connells

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: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH335578

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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