



Connells

Smallshire Close
Wednesfield Wolverhampton

Smallshire Close Wednesfield Wolverhampton WV11 3SL

for sale offers in the region of
£120,000



Property Description

The award winning Connells Wolverhampton branch are delighted to introduce Smallshire Close, a FIRST FLOOR TWO BEDROOM WELL PRESENTED APARTMENT in the popular area of Wednesfield with tenant in situ.

Accommodation comprises; communal hallway, entrance hallway, lounge/dining room, kitchen, two bedrooms, bathroom and allocated parking space.

Location And Area

Situated on a modern development within a cul-de-sac location and conveniently located for the both the M54 and M6 motorways. Wednesfield and Willenhall shopping centres area nearby to include the popular Bentley Bridge retail park. Popular schooling, doctors, dentists and nursery are also close by.

Approach

Communal grounds with access to allocated parking and the communal entrance.

Communal Entrance

Push button intercom system, door to front and rear, stairs to main accommodation.

Entrance Hallway

Intercom, two storage cupboards one housing the boiler, loft access, electric storage heater, doors to various rooms.

Lounge

14' 6" x 13' 1" (4.42m x 3.99m)

Double glazed window, electric storage heater, wall light.

Kitchen

15' 5" x 8' 5" (4.70m x 2.57m)

Matching wall and base units with stainless steel one and a half sink drainer, plumbing point for washing machine, electric storage heater, double glazed window.



Bedroom One

Irregular Shaped Room 12' 8" x 9' 2" (3.86m x 2.79m)

Double glazed window, electric storage heater.

Bedroom Two

Irregular Shaped Room 10' x 8' 9" (3.05m x 2.67m)

Double glazed window, electric storage heater.

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, wall mounted heater, extractor fan, double glazed window.

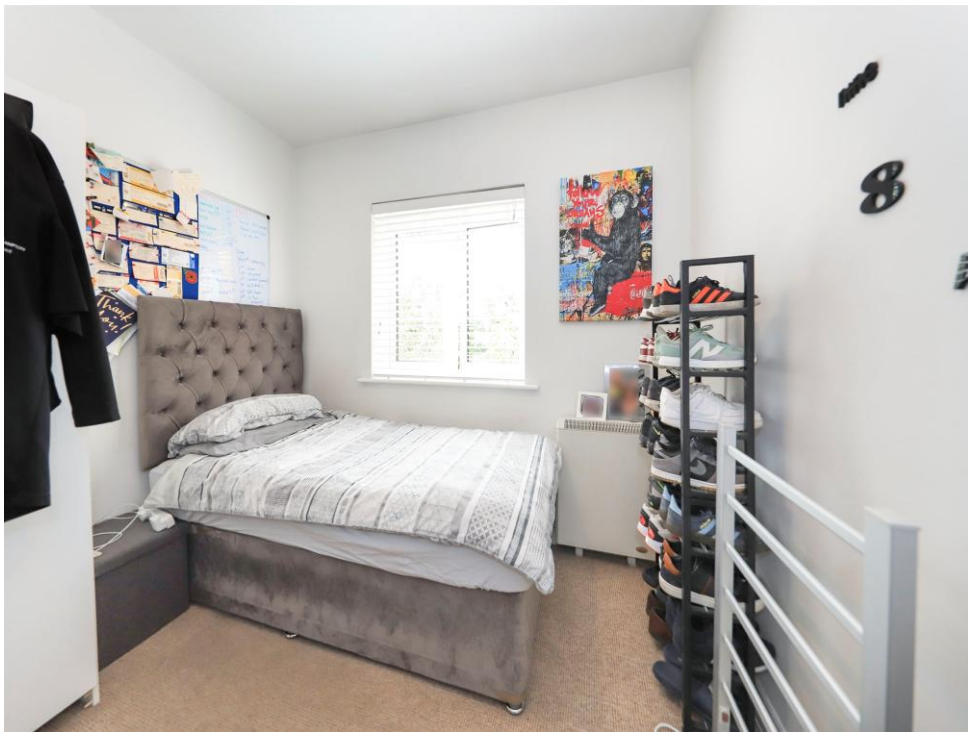
Parking

One allocated parking space.

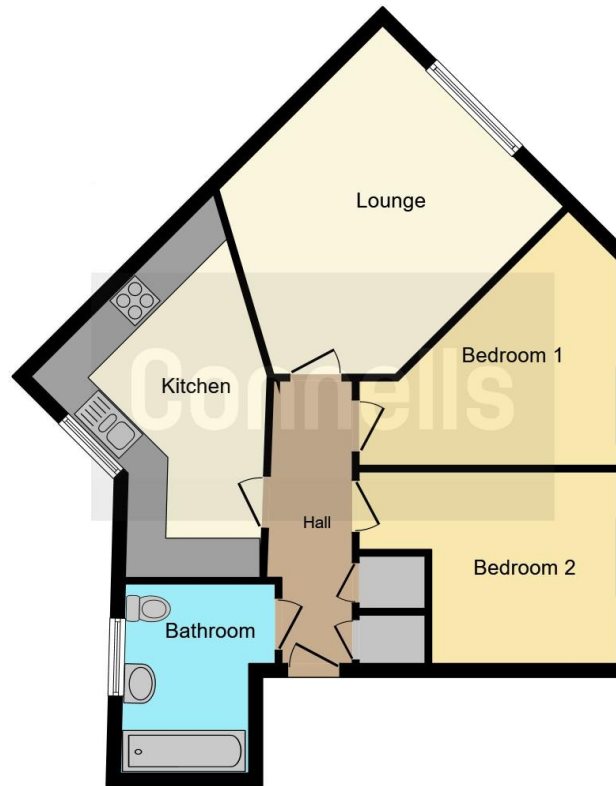
Agents Note

Please note the vendor advises they are in the process of extending the lease, please ask branch for further details before incurring any costs.









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

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:
 1100.00

Ground Rent:
 30.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH331665

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Mar 2002. 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.

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