

Connells

Park Hall Gardens Rosemary Avenue
Goldthorn Wolverhampton

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for sale offers in excess of **£100,000**







Property Description

Connells Wolverhampton are delighted to present to market this well maintained ground floor apartment with the added feature of no upward chain. Well located to local amenities and transport links alike, this property promises to be the ideal choice for first time buyers, investors and downsizers.

Internally the property comprises of a welcoming entrance hall, leading to lounge with feature patio doors and Juliet balcony, fitted kitchen with appliances, two bedrooms and modern shower room. Externally the property boasts a communal garden space and off road parking.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Set to the south of Wolverhampton City Centre placed in the Goldthorn Park area with numerous local parks and schools, easy access to Penn Common and Birmingham New Road.

Entrance Hall

Fire door to side, electric heater, airing cupboard, storage cupboard.

Lounge

12' 8" x 11' 5" (3.86m x 3.48m)
Electric heater, double glazed patio door to front leading to a Juliet balcony.

Kitchen

8' 3" x 7' 5" (2.51m x 2.26m)
Range of wall and base units with worksurfaces above, stainless steel sink drainer, electric oven, electric hob, washing machine, free standing fridge, freezer.

Bedroom One

11' 6" x 8' 8" (3.51m x 2.64m)
Double glazed window to rear and electric heater.

Bedroom Two

10' 11" x 6' 6" (3.33m x 1.98m)
Double glazed window to side, electric heater. This room is currently being used as a dining room.

Shower Room

WC, wash hand basin, shower cubicle, tiled walls and flooring.

Outside

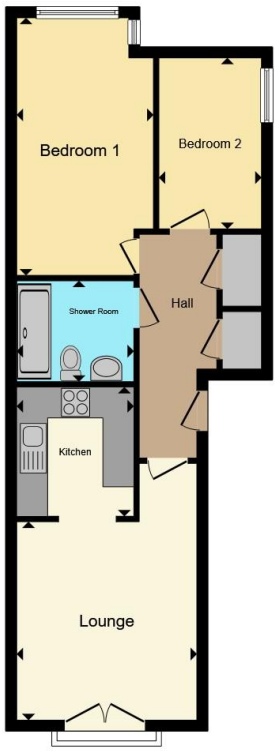
Off road parking, communal gardens.

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 54.0 m² (582 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: A

Service Charge: 2402.64

Ground Rent: 120.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH336455

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.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.