



Connells

Melrose Drive
Perton Wolverhampton



Property Description

Connells Wolverhampton are delighted to present to market this beautifully presented ground floor maisonette located in the popular area of Perton. Boasting a long lease and no service charge, this property promises to be ideal choice for first time buyers or investors alike. The property has been improved to a modern standard and viewings is highly recommended, call Connells today to arrange a viewing.

Internally the property comprises entrance hall, spacious lounge diner, stylish fitted kitchen, bedrooms, shower room and useful storage cupboards. Externally the property continues to impress with a generous driveway to front, outside door storage cupboard and an enclosed garden to side.

Lounge Diner

16' 2" x 9' 8" (4.93m x 2.95m)
Double glazed window to front, central heating radiator, storage cupboard, spotlights.

Inner Hall

Airing cupboard, access to kitchen and shower room.

Kitchen

10' 4" x 5' 5" (3.15m x 1.65m)
Double glazed window to front, a range of wall and base units with work surfaces, sink and drainer, electric oven, gas hob, central heating radiator, spotlights.

The Location & Area

Set to the west of Wolverhampton City Centre in the Perton area on a popular residential estate just off Canterbury Drive, only a short distance away from numerous local schools. Also this property is ideally located for local supermarket, library and numerous eateries.

Entrance Hall

Double glazed access door to side, leading to lounge diner.



Bedroom One

11' 9" x 10' 7" (3.58m x 3.23m)
Double glazed window to rear, central heating radiator, built-in wardrobe.

Shower Room

Double glazed window to side, wc, wash hand basin, walk-in shower, heated towel, tiled walls, tiled flooring, spotlights.

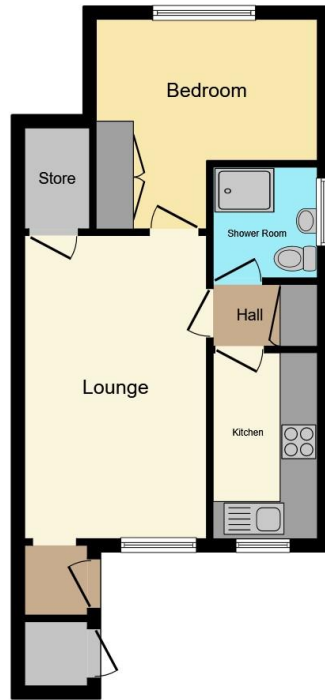
Outside Front

Private driveway and brick built storage.

Outside Rear

Enclosed garden.





Ground Floor

Total floor area 39.8 m² (429 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



To view this property please contact Connells on

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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: 68.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH335506

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1981. 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.

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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