



**Connells**

Donington Grove  
Oxley Wolverhampton



### Property Description

Connells Wolverhampton are pleased to present to market this modern second floor apartment being sold with no upward chain. Offering a spacious living accommodation throughout whilst being located near to local amenities and transport links including the Stafford Road linking the M54 and M6 motorways. This apartment promises to be the ideal choice for first time buyers and investors alike.

Internally comprising of entrance hall with storage solutions, open plan lounge kitchen area, two bedrooms, master en-suite and separate bathroom. Externally the property boasts an allocated parking space beyond secure gates and a communal garden space.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Situated on a popular and modern built development just off the A449 Stafford Road, which offers fantastic commuting links into Wolverhampton City Centre and the M54 as well as M6 motorways, the i54 Commercial development is also relatively close by as well as popular schooling, doctors and dentists as well as popular public houses with eateries just a stone's throw away.

### Communal Entrance

Intercom system, access to apartment.

### Entrance Hall

Door to side, double glazed window to rear, radiator, two storage cupboards.

### Open Plan Lounge

21' 5" x 10' 4" ( 6.53m x 3.15m )

Double glazed window to rear, two separate radiators, double glazed patio doors to front, leading to balcony, stainless steel sink drainer, electric oven, gas hob, washing machine, dishwasher, fitted breakfast bar.

## **Bedroom One**

10' 8" x 10' 5" ( 3.25m x 3.17m )

Double glazed window to front, radiator, en-suite.

## **En-Suite**

Wc, wash hand basin, extractor fan, shower cubicle, radiator, part tiled walls.

## **Bedroom Two**

10' 8" x 7' 11" ( 3.25m x 2.41m )

Double glazed window to front, radiator.

## **Bathroom**

Double glazed window to rear, wc, wash hand basin, extractor fan, bath with ,mixer taps, shower head above, radiator, partly tiled walls.

## **Outside**

To the front there is one allocated parking space behind secure gates, communal rear garden.







Total floor area 64.0 m<sup>2</sup> (689 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

**T 01902 710 170**  
**E wolverhampton@connells.co.uk**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: B Council Tax Band: B

Service Charge: 1550.19

Ground Rent: 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH334922](https://www.connells.co.uk/Property/WVH334922)**

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.

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