



Connells

Rounds Hill Road
Coseley Bilston

Rounds Hill Road Coseley Bilston WV14 8JP

for sale offers in the region of
£120,000



Property Description

Connells Wolverhampton offer for sale this ground floor apartment which offers spacious living and is ready to move into.

Offering two double bedrooms with it's own private gated rear garden and outdoor storage to the rear and its own entrance hallway. The property has a fitted kitchen, spacious lounge and a re-fitted shower room. Property has gas central heating & double glazing.

Viewing is highly advised and is an ideal first time purchase or perfect for downsizers.

Entrance Hall

Door to front, space for white goods, storage cupboards central heated radiator, wall lights, door to lounge.

Lounge

12' 5" x 14' 6" (3.78m x 4.42m)

Double glazed window to front, central heated radiator.

Kitchen

9' 4" x 8' 2" (2.84m x 2.49m)

Fully fitted kitchen with range of wall and base units, door to garden, double glazed windows to rear, worksurfaces, sink drainer, complimentary tiling, integrated gas hob, electric oven and airing cupboard housing wall mounted boiler with storage.

Location And Area

Set to the south of Wolverhampton City Centre in the Coseley Area, the property is ideally situated for access to Birmingham New Road providing commuting links to Wolverhampton and Birmingham. Coseley Rail Station is only a short drive away and excellent local schools are nearby.



Bedroom One

12' 5" x 11' 7" (3.78m x 3.53m)

Double glazed window to front, central heated radiator.

Bedroom Two

13' x 9' (3.96m x 2.74m)

Double glazed window to rear with central heated radiator.

Shower Room

Double shower cubicle, wash hand basin, extractor fan, low level wc, double glazed window to rear, central heated radiator.

Outside Front

Lawned area, pathway, gated side access.

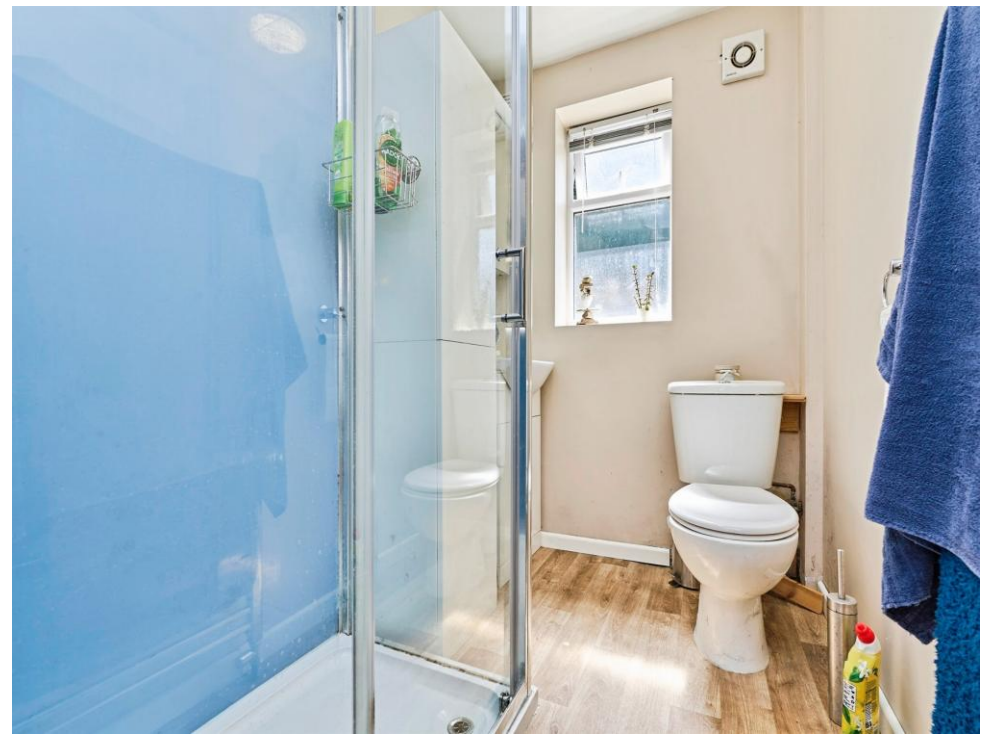
Outside Rear

Brick outhouse for storage, gated side access, patio area, lawn areas, decking and storage shed.

Agents Note

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









Total floor area 66.9 m² (720 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:
 Awaited

Council Tax
 Band: A

Service Charge: 289.79 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH335961

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 May 1991. 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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