



Connells

Ashenden Rise
Castlecroft Wolverhampton

Ashenden Rise Castlecroft Wolverhampton WV3 8LE

for sale offers in the region of
£110,000



Property Description

The Award Winning Connells Wolverhampton branch is proud to bring to the market this CHAIN FREE charming ONE BEDROOM GROUND FLOOR MAISONETTE, nestled in the desirable area of Castlecroft.

This well-presented property offers surprising spaciousness, featuring an entrance hallway with storage cupboards, a cosy lounge, a functional kitchen, a bedroom and a convenient shower room. Additionally, Ashenden Rise boasts a large front garden with a driveway, as well as a private rear garden exclusively allocated for the homeowner.

Viewings are highly recommended to appreciate the accommodation on offer. Call the Connells Wolverhampton branch today to book your viewing.

The Location & Area

Situated in the ever popular area of Castlecroft, being conveniently located for local schools, shops and amenities. Ashenden Rise off Castlecroft Avenue is well placed for Wolverhampton City centre which offers an extensive range of amenities, shopping and leisure facilities and good selection of highly regarded schools and universities.

Approach

Set back from the roadside behind a large front garden with off-road parking and a path leading to the main accommodation and side gate to the rear garden.

Entrance Hall

Storage cupboard, ceiling light point, radiator, storage cupboard housing the metres and doors to the lounge, kitchen, bedroom and shower room.

Lounge

15' max x 10' max (4.57m max x 3.05m max)

Double glazed window to the front, ceiling light point, radiator and electric fireplace.

Kitchen

12' x 5' 1" (3.66m x 1.55m)

Matching wall and base units with one and a half sink and drainer with a mixer tap, plumbing point for washing machine, partly tiled walls, wall mounted boiler, ceiling spotlights and a double glazed window to the rear.

Bedroom

11' x 10' 9" (3.35m x 3.28m)

Double glazed window to the front, built-in cupboard, ceiling light point and radiator.

Shower Room

Shower cubicle, low flush wc, wash hand basin, partly tiled walls, ceiling spotlights, radiator and a double glazed window to the rear.

Outside Rear

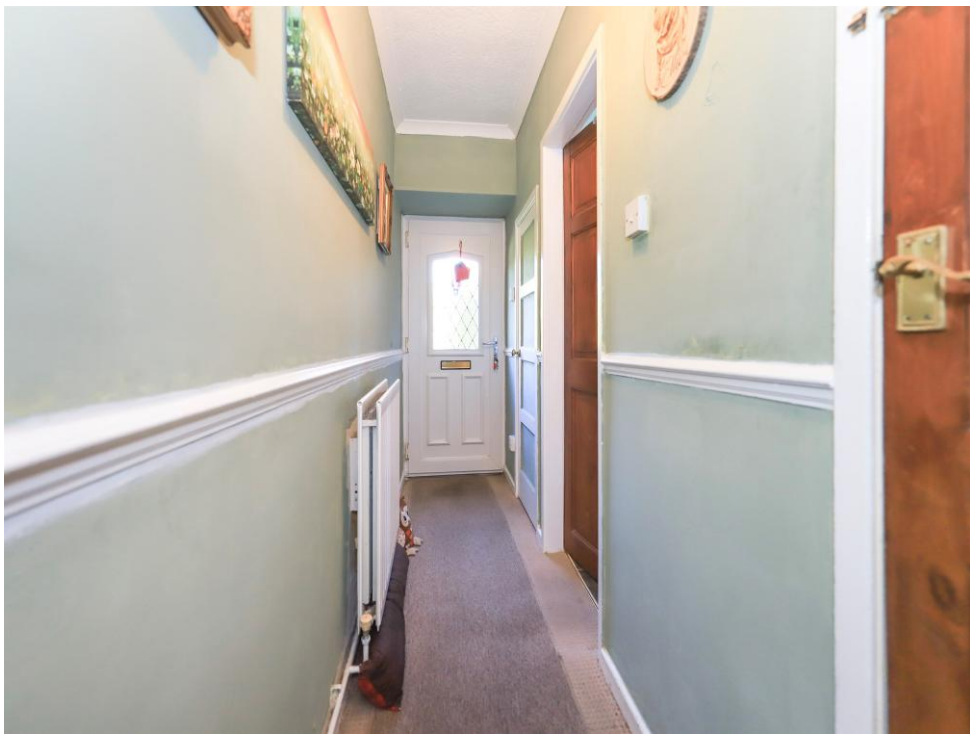
Allocated rear garden with lawn, mature trees and shrubbery.

Agents Note

In the year 2028/2029 the council are going to assess the property for roof repairs. The estimated cost per Apartment will be £11,000 - £12,000. Please seek legal advise before committing to the purchase.

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.









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: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH333714

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Mar 1996. 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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