

Connells

Ikon Avenue
Whitmore Reans Wolverhampton

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Whitmore Reans Wolverhampton WV6 0FA

for sale offers in the region of
£125,000







Property Description

James Wenlock from the award winning Connells Wolverhampton is delighted to bring to the market this well presented and attractive chain free two bedroom modern style apartment. Benefiting from being in an immaculate condition throughout this property must be viewed in order to appreciate.

The property comprises of a communal entrance hall, internal entrance hall, large entertainment style lounge kitchen, two bedrooms and a family bathroom.

Externally there is on allocated parking spot and communal grounds around.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Set to the north west of Wolverhampton City centre with easy access to the A449 Stafford Road and access to the M54 and adjoining M6 motorway. Being within close proximity to Wolverhampton City centre train station and tram stop and within walking distance of West Park. Conveniently located for Wolverhampton Girl High school and Heath Park secondary school.

Communal Entrance Hall

Key fob access, stairs.

Entrance Hall

Intercom access, doors to various rooms, storage cupboard.

Entertainment Lounge Kitchen

11' 7" max x 23' 5" max (3.53m max x 7.14m max)

Double glazed window to rear, double glazed Juliet balcony to rear, range of stylish wall and base units with integrated oven, hob, extractor, integrated sink, space for various appliances, radiator, door to entrance hall.

Bedroom One

11' 8" x 7' 8" (3.56m x 2.34m)

Double glazed window to side, radiator, door to landing.

Bedroom Two

12' 5" x 7' 6" (3.78m x 2.29m)

Double glazed window to rear, radiator, door to landing.

Bathroom

Panelled bath, pedestal sink, low flush toilet, heated towel rail, door to entrance hall.

Outside

One allocated parking spot, communal grounds.

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







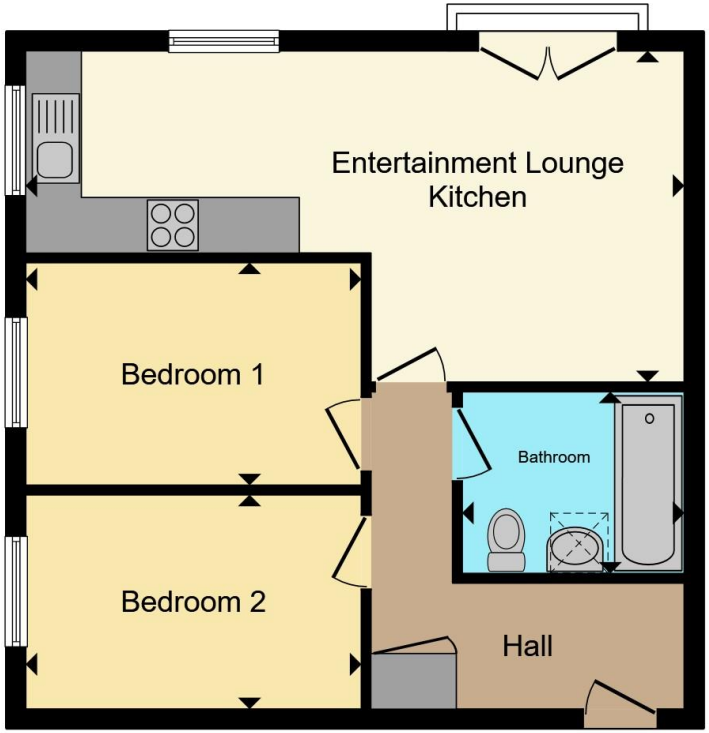












Total floor area 50.2 m² (540 sq.ft.) approx

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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E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: B

Council Tax Band: A

Service Charge: 650.00

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH336514

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.