

Connells

Grosvenor Park Pennhouse Avenue
Penn Wolverhampton

Grosvenor Park Pennhouse Avenue Penn Wolverhampton WV4 4BT

for sale offers in the region of **£50,000**







Property Description

Connells Wolverhampton are pleased to present to market this first floor apartment located in the over 55's retirement block on Pennhouse Avenue. Boasting well presented decor throughout and located in the popular area of Penn this property promises to be the ideal choice for down sizers.

Internal accommodation comprises of an entrance hallway, storage cupboard, spacious lounge, modern fitted kitchen, bedroom with built in wardrobes, modern shower room. Furthermore the block provides communal areas such as a lounge, laundry room, guest room, gardens and off road parking.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated in the ever sought after Pennhouse Avenue within the popular Penn area There is fantastic selection of local shopping nearby, bus routes, public houses and eateries just a stone's throw away.

Entrance Hall

Fire door to front, storage cupboard, doors to various rooms.

Lounge

19' 2" x 10' 7" (5.84m x 3.23m)

Double glazed window to front, electric heater, open to kitchen.

Kitchen

7' 5" x 5' 7" (2.26m x 1.70m)

Range of wall and base units with worksurfaces above, electric oven with electric hob, ceramic sink drainer, tiled splash back.

Bedroom

13' x 9' 1" (3.96m x 2.77m)

Double glazed window to front, electric heater, built in wardrobes.

Shower Room

Low flush toilet, wash hand basin, vanity unit, low level walk in shower, tiled walls and floors.

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







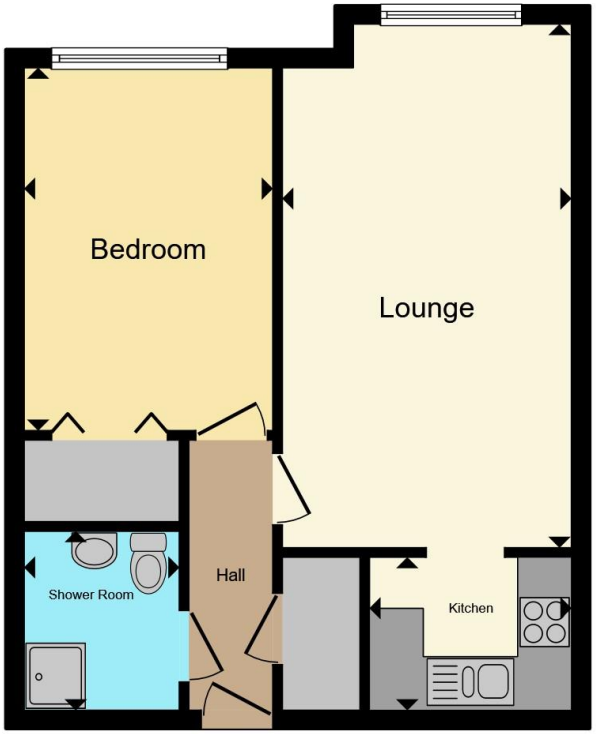

FIRE EXIT
FIRE EXIT











Total floor area 44.8 m² (483 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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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax Band: B

Service Charge: 3409.12

Ground Rent: 529.20

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH336635

This is a Leasehold property with details as follows; Term of Lease 128 years from 07 Jul 1989. 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.

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