

Park Hall Road, , Wolverhampton, West Midlands, WV4 5EL

- FIRST FLOOR FLAT
- TWO BEDROOMS
- PERFECT FOR FIRST TIME BUYERS
- NO UPWARD CHAIN
- WELL PRESENTED THROUGHOUT
- IDEAL FOR INVESTORS

Offers In The Region Of £110,000

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

Hunters are pleased to present this first floor flat, well situated to local amenities and transport links. Being sold with no upward chain this property appeals to a wide audience attracting first time buyers, investors and downsizers alike.

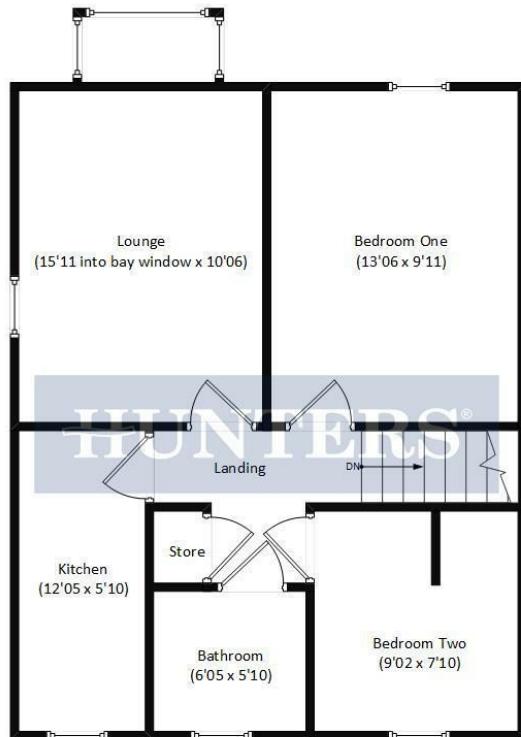
Well presented throughout the flat is to comprise of a private entrance door leading to stairs with all living areas of the landing. A comfortable lounge with feature bay window helps to adorn the space in natural light. Furthermore two bedrooms, a bathroom and modern fitted kitchen complete the accommodation.

A communal garden areas lies to the rear meanwhile on road parking is available to the fore.

To arrange a viewing please call the office and speak with a member of our sales team.







This floorplan is for illustrative purposes only and all measurements are approximate and not drawn to scale.

Viewings

Please contact sedgley@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.