



Connells

Pinfold Grove
Merryhill Wolverhampton



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Property Description

Connells Wolverhampton have the delight in bringing to the market this immaculately and deceptively spacious three bedroom end-terraced family property. Internally the property has a fantastic lay out and must be viewed in order to appreciate.

The property currently comprises of an entrance hall, large open plan lounge area, spacious and stylish entertainment kitchen diner, downstairs wc. On the first floor there are three generous bedrooms, bathroom and a separate wc. Externally there is a garage, court yard style garden area and a further lawned area to front.

Viewing is highly recommended to full appreciate the accommodation on offer

Location And Area

Set to the south west of Wolverhampton City centre in the Merry Hill area with easy access to Penn Road for commuting links and with numerous highly regarded local schools. Excellent local shopping facilities can be found in the nearby Tettenhall Village.

Entrance Hall

Double glazed door to front, stairs access, doors to various rooms.



Lounge

17' 9" x 10' 9" (5.41m x 3.28m)

Double glazed window to front, double glazed window to rear, radiator, door to entrance hall, door to inner entrance hall.

Entertainment Kitchen Diner

18' x 8' 5" (5.49m x 2.57m)

Double glazed window to front, double glazed window to rear, range of wall and base units with tiled splashback with integrated double oven and extractor fan, inset sink, space for washing machine, space for a fridge freezer and a dining area.

Downstairs Wc

Double glazed window to rear, low flush toilet, wash hand basin and door to inner entrance hall.

First Floor Landing

Doors to various rooms, stairs access.

Bedroom One

11' 8" x 14' 5" (3.56m x 4.39m)

Two double glazed windows to front, radiator, fitted cupboard, door to landing.

Bedroom Two

11' 9" x 8' 9" (3.58m x 2.67m)

Double glazed window to front, storage cupboard, door to landing.

Bedroom Three

6' x 11' 1" (1.83m x 3.38m)

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

Family Bathroom

Double glazed window to rear, pedestal sink, door to landing.

Separate Wc

Low flush toilet, double glazed window to rear, door to landing.

Garage

13' 7" x 7' 8" (4.14m x 2.34m)

Up and over door to front, door to side.

Outside Front

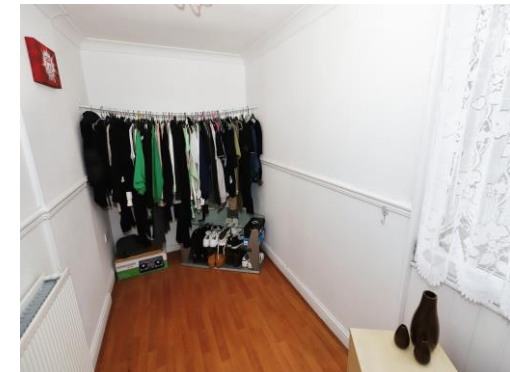
Lawned area with a paved pathway with a range of mature plants, trees and shrubs.

Outside Rear

Large paved court yard style area.

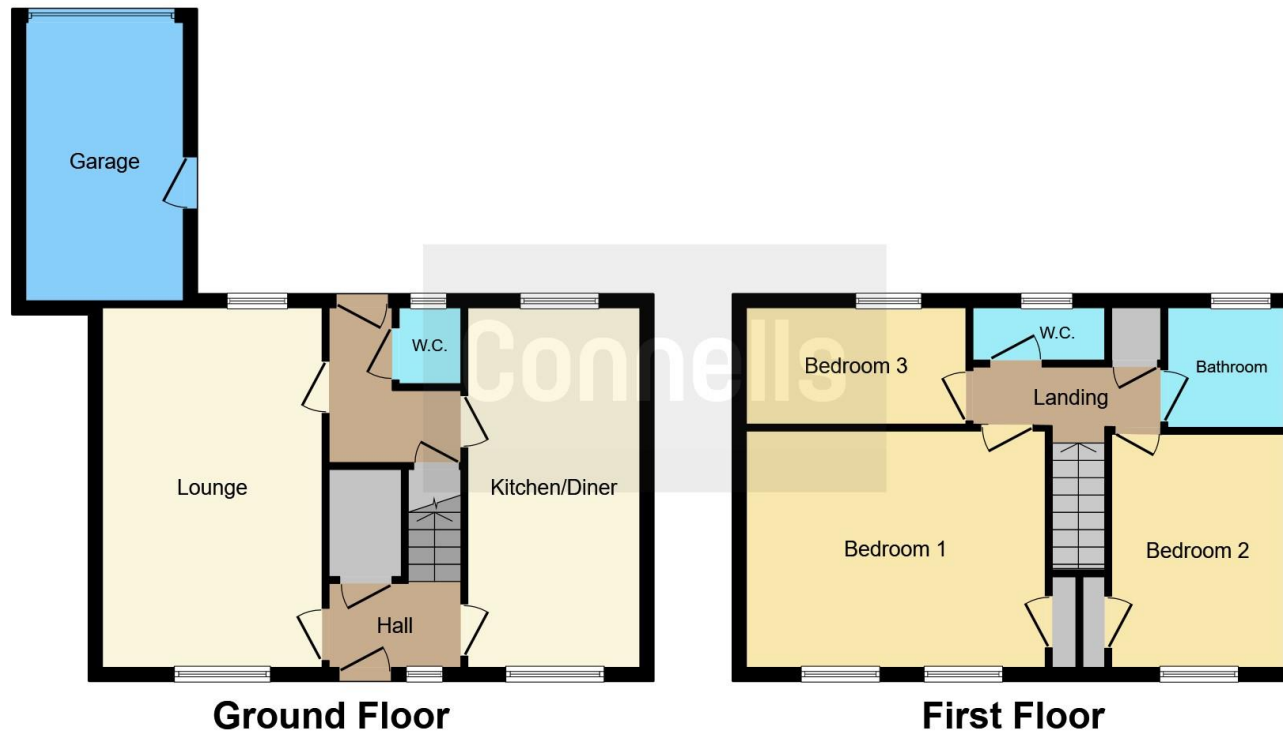
Agents Note

Please note that this property is of non standard construction and as such may not be suitable for mainstream mortgage lending.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/WVH327798

Tenure: Freehold



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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