



Connells

Coltsfoot Close
Wednesfield Wolverhampton



Auctioneer's Comments

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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 has the delight of bringing to the market this well presented two bedroom semi-detached family property in a popular cul-de-sac location in a popular residential area.

Internally the property has good living space and comprises of an entrance hall, lounge, kitchen, two bedrooms and a family bathroom. Externally there is front and rear gardens as well as a driveway area and a garage to side

Location And Area

Situated on the ever popular Yale estate located just off Waddens Brook Lane and being conveniently located for Wednesfield, Willenhall and the popular Bentley Bridge shopping retail park.

Entrance Porch

Ceiling light point and door into hallway

Entrance Hallway

Radiator, ceiling light point and entry into kitchen and door into the lounge.

Kitchen

8' 1" x 7' 10" (2.46m x 2.39m)

Matching wall and base units with inset one and a half sink and drainer, partly tiled walls ceiling light point, extractor fan, double glazed window to the front and wall mounted boiler.

Lounge

16' x 11' 1" max (4.88m x 3.38m max)

Double glazed sliding patio doors to the rear garden, ceiling light point, stairs rising to the first floor and radiator.

First floor Landing

Ceiling light point, loft access and storage cupboard housing water tank.

Bedroom One

10' 1" x 8' 11" to wardrobe (3.07m x 2.72m to wardrobe)

Double glazed window to the rear, radiator, ceiling light point and fitted wardrobe.

Bedroom Two

13' 1" x 6' 1" max (3.99m x 1.85m max)

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

Bathroom

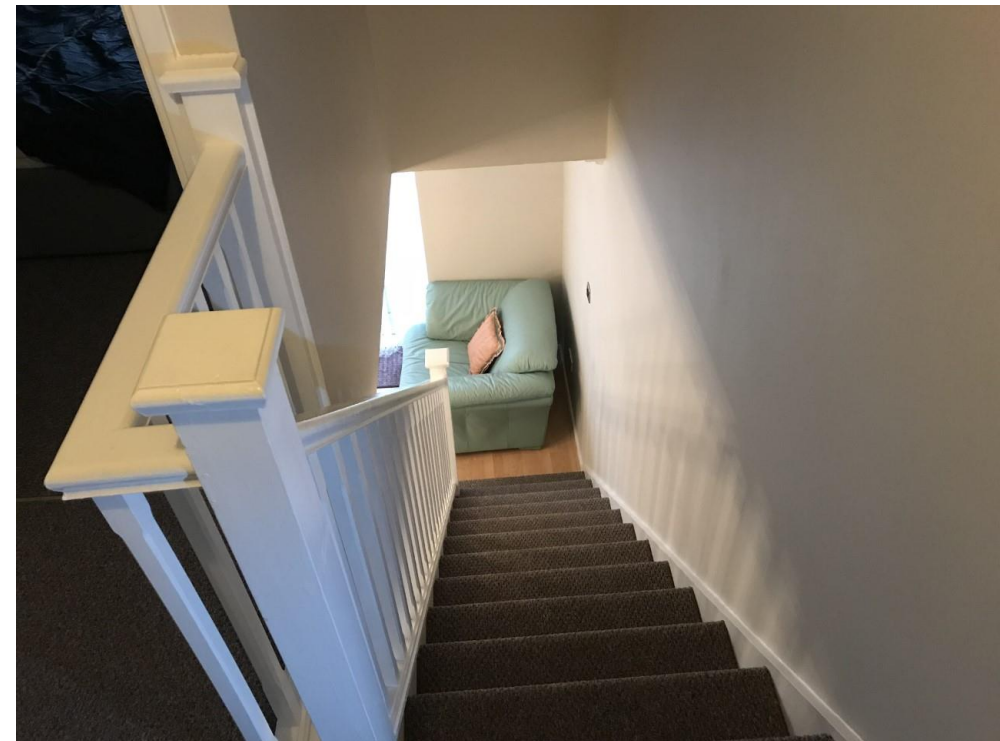
Panelled bath with shower attachment, low flush WC, double glazed window to the front, wash hand basin, tiled walls, extractor fan and ceiling light point.

Outside Front

Off road parking, lawned area, lockable storage area.

Outside rear

Paved rear garden with lawn and access to the garage.





To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/WVH328354

Tenure: Freehold



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