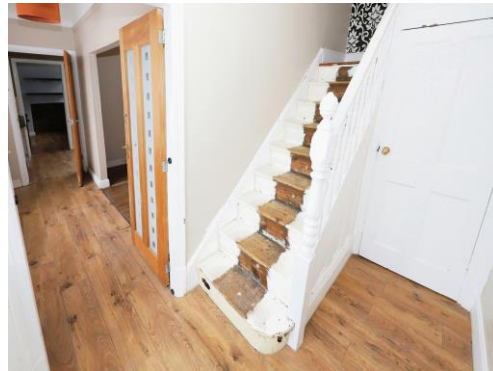




Connells

Dimmock Street
Parkfields 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 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 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 bring to the market this fantastic three bedroom end-terraced family property close to Wolverhampton City Centre. The property has an extremely large and spacious layout and must be viewed in order to fully appreciate.

The property comprises of large entrance hall, generously proportioned lounge, dining room, kitchen with adjoining utility, downstairs wc. On the first floor there are three large bedrooms and a separate family bathroom. Externally there is a small courtyard style garden to front and to the rear there is a large enclosed rear garden.

Location And Area

Set to the south of Wolverhampton City centre with easy access to Birmingham New Road for commuting, with numerous local schools and supermarkets.

Entrance Hall

Doors to various rooms, double glazed door to side, stairs access.

Lounge

12' 6" into bay x 13' 8" (3.81m into bay x 4.17m)

Double glazed bay window to front, radiator, door to entrance hall.

Dining Room

13' 1" x 9' (3.99m x 2.74m)

Double glazed window to rear, door to entrance hall, door to utility area.

Utility area

7' 2" x 9' 2" (2.18m x 2.79m)

Range of wall and base units, double glazed door to side, open to kitchen.

Kitchen

12' 5" x 9' 2" (3.78m x 2.79m)

Range of wall and base units, space for a fridge freezer, space for a washer, sink, radiator, double glazed window to side, door to downstairs wc.

Downstairs Wc

Low flush toilet, wash hand basin.

First Floor Landing

Doors to various rooms.

Bedroom One

14' max x 13' 1" (4.27m max x 3.99m)

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

Bedroom Two

10' 5" x 13' 1" (3.17m x 3.99m)

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

Bedroom Three

11' 2" x 9' 2" (3.40m x 2.79m)

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

Family Bathroom

Double glazed window to side, low flush toilet, pedestal sink, panelled bath, door to landing.

Outside Front

Small courtyard style garden.

Outside Rear

Good sized enclosed rear garden with artificial grass area and paved patio area, Good sized enclosed rear garden with artificial grass area and paved patio area, two brick built storage units..









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.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/WVH327623

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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