



**Connells**  
connells.co.uk 01902 710 170  
**FOR SALE**

**Connells**

Windsor Gardens  
Castlecroft 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 have the delight to bring to the market this fantastic traditional CHAIN FREE three bedroom semi detached family property. Located in the popular Castlecroft area this property is an ideal family property and must be viewed in order to appreciate.

The property comprises of entrance hall, lounge, dining room, kitchen, three bedrooms and family bathroom. Externally there is a large driveway to front, side access and; good size enclosed rear garden.

### The Location & Area

Set to the west of Wolverhampton City Centre in the sought after Castlecroft area on a cusp of a rural lifestyle with Lower Penn being only a short distance away. There are a wide range of local shops, pharmacies and butchers.

### Entrance Hall

Double glazed door to front, stairs to first floor, door to lounge, door to kitchen.

### Lounge

10' 9" x 11' 8" ( 3.28m x 3.56m )  
Double glazed window to front, gas fire, door to entrance hall, french doors to dining room.

## Dining Room

10' 7" x 10' ( 3.23m x 3.05m )

Double glazed window to rear, electric fire, french doors to lounge, door to kitchen.

## Kitchen

10' 7" max x 8' 3" ( 3.23m max x 2.51m )

Double glazed window to rear, a range of wall and base units with stainless steel sink, space for various appliances, double glazed door to side.

## First Floor Landing

Double glazed window to side, loft access, doors to various rooms.

## Bedroom One

11' x 10' 2" ( 3.35m x 3.10m )

Double glazed window to front, door to first floor landing.

## Bedroom Two

10' 9" x 9' 8" ( 3.28m x 2.95m )

Double glazed window to rear, fitted wardrobe, door to first floor landing.

## Bedroom Three

7' 5" x 8' 3" ( 2.26m x 2.51m )

Double glazed window to front, door to first floor landing.

## Family Bathroom

Double glazed window to rear, low flush toilet, pedestal sink, panelled bath, door to first floor landing.

## Outside Front

Large lawned area, a range of plants, trees and shrubs, large paved driveway access, gated side access.

## Outside Rear

Large enclosed rear garden with panelled fences, large lawned area, planter beds, timber shed.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



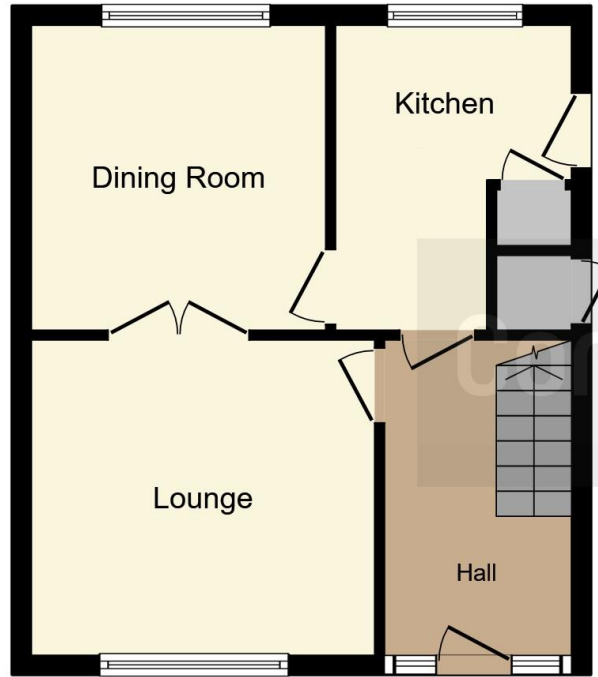




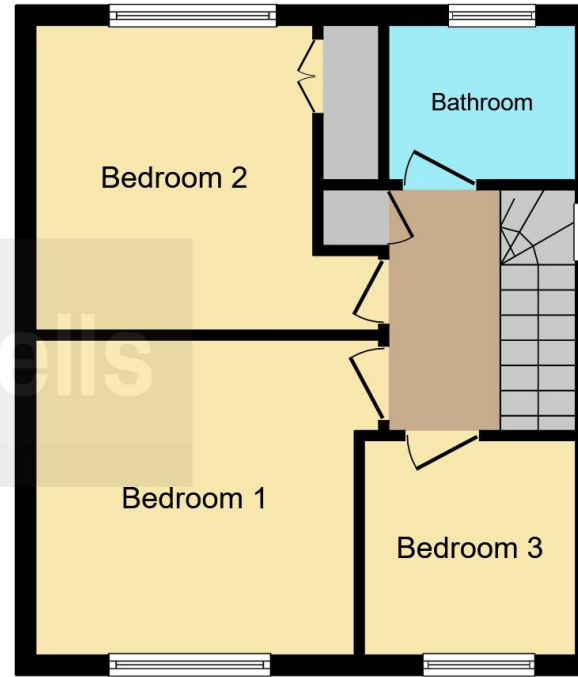








**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH329121](http://connells.co.uk/Property/WVH329121)**



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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