



Connells

House Barnhurst Lane
Bilbrook Codsall Wolverhampton

House Barnhurst Lane Bilbrook Codsall Wolverhampton WV8 1RS

for sale guide price
£175,000



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

Here is chance to purchase a three bedroom semi detached home in need of remodernisation (CASH OFFERS ONLY). Please note the barn and land with planning are also available under separate negotiation and comprises outbuildings and further detached barn with land with current planning permission for a large family dwelling (ref 21/00423/FUL. For further details please contact Connells Wolverhampton to book a viewing or to find out more regarding the planning permission.

Externally this semi detached property has front, side and rear gardens (with extension possibilities and built plot potential the left hand side (STPP). Internally there is an entrance hall, lounge, fitted kitchen, sun room to side, ground floor shower room and three bedrooms.

The Location & Area

Situated on Barnhurst Lane located on the Bilbrook border offering canal views to front. The M54 and M6 motorways and the i54 commercial development is also relatively close by along with popular shopping within Bilbrook and Codsall. Popular schools can also be found just a stone's throw away from the property with a selection of doctors, dentists and nurseries.

Entrance Hall

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



Lounge

17' x 10' 3" (5.18m x 3.12m)

Double glazed window to rear and front, central heating radiator, door to hall, brick built fireplace.

Kitchen Diner

12' x 10' (3.66m x 3.05m)

Two double glazed windows to rear, doors to various rooms, wall and base units with square edge work tops, single drainer sink unit.

Sun Room

Double glazed door to and window to rear access.

Inner Hall

Doors to various rooms, storage cupboard.

Shower Room

Double glazed window to rear, low flush toilet, walk-in shower area, pedestal wash basin, central heating radiator, door to inner hall.

First Floor Landing

Bedroom One

12' 3" x 13' (3.73m x 3.96m)

Double glazed windows to front and rear, central heating radiator, door to landing.

Bedroom Two

10' 4" x 7' 6" (3.15m x 2.29m)

Double glazed windows to front, central heating radiator, door to landing.

Bedroom Three

10' 5" x 9' 3" (3.17m x 2.82m)

Double glazed windows to rear, built-in wardrobes, central heating radiator, door to landing.

Outside Front

Lawned area, gate and pathway leading to main entrance, selection of trees, plants and shrubs.

Outside Side

Build plot potential subject to planning permission, please take advice before incurring any costs. Lawned area, selection of trees, plants and shrubs, access to front garden.

Outside Rear

Off road parking area accessed through the main drive, selection of outbuildings with conversion potential subject relevant permission (the current driveway to left hand side of the property is NOT included in this sale.

Agents Note

Please note the plan advertised is a suggestion for potential building and conversion. This is subject to relevant planning and building regulations consents. Please consult with your planning advisor, local planning department and conveyancer before incurring any costs. The full boundaries are to be confirmed with the current owner and their conveyancer. The blue marked plots on the plan are suggestions, again subject to planning permission.









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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D

Tenure: Freehold

check out more properties at connells.co.uk



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH328197 - 0008