



Connells

Crowther Road
Newbridge 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 pleasure of bringing to the market this chain free deceptively spacious three bedroom mid-terraced family property. Internally the property has an abundance of space and must be viewed in order to appreciate. This property offers tremendous potential for the correct buyer and benefits from delightful views to rear and close access to popular schooling near by.

Internally the property comprises of an entrance hall, lounge, dining room, kitchen with two pantry cupboards, downstairs wc, three bedrooms and a family bathroom. Externally there is a courtyard style garden to front, side shared access and a good sized enclosed rear garden with gated access to the playing field behind.

Viewing is highly recommended

Location And Area

Set to the north west of Wolverhampton City Centre in the Newbridge area just off Tettenhall Road with easy access to Tettenhall Wood shopping facilities and all the amenities the city has to offer.

Entrance Hall

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



Lounge

16' 4" into bay x 10' 7" (4.98m into bay x 3.23m)

Double glazed window to front, gas fire and door to entrance hall.

Dining Room

14' 9" x 11' 4" (4.50m x 3.45m)

Double glazed window to rear, gas fire, storage cupboard and a door to entrance hall.

Kitchen

8' 4" x 15' 9" (2.54m x 4.80m)

Double glazed window to side, door to pantry, door to inner entrance hall with an additional door to walk in pantry, range of wall and base units, space for various appliances.

Inner Entrance Hall

Door to walk in pantry, door to downstairs wc.

Downstairs Wc

Low flush toilet.

First Floor Landing

Loft hatch, storage cupboards, doors to various rooms.

Bedroom One

13' x 10' 5" (3.96m x 3.17m)

Double glazed window to front, door to landing.

Bedroom Two

12' 9" x 7' 5" (3.89m x 2.26m)

Double glazed window to front, door to landing.

Bedroom Three

11' 9" x 9' 4" (3.58m x 2.84m)

Double glazed window to rear, door to landing.

Bathroom

Double glazed window to rear, panelled bath with an electric shower over, pedestal sink, door to landing.

Outside Front

Courtyard style frontage, shared side access leading to an enclosed rear garden.

Outside Rear

Range of plants, trees and shrubs, gated access to the Newbridge playing fields including football pitches and cricket pitch with woodlands and access to allotments.

Agents Note

Please note there is side shared access but we are unable to confirm if access to the playing field behind is permissible within the title deeds, however this property has been using access to the field for a significant number of years.

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 conveyance will take the necessary steps and advise you accordingly









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: F

Tenure: Freehold

view this property online connells.co.uk/Property/WVH329210



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