



**Connells**

Mount Road  
Lanesfield 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 CHAIN FREE three bedroom semi detached family property close to popular transport access links. In need of refurbishment this property would be an ideal investment or potential family home.

The property comprises of entrance hall, lounge, dining room, kitchen area (see Agents Note), three bedrooms and family bathroom. Externally there is a storage area/potential space for garage, off road parking to front and large enclosed overgrown rear garden.

### The Location & Area

This property is situated in the popular Lanesfield area of Wolverhampton, close to commuting to Wolverhampton city centre & Dudley town centre, close to bus routes, shops local amenities & schools.

### Entrance Hall

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

### Lounge

12' x 10' 9" ( 3.66m x 3.28m )  
Double glazed window to front, storage heater, door to entrance hall.



### Dining Room

11' 9" x 11' ( 3.58m x 3.35m )

Sliding door to rear garden, storage heater, door to entrance hall.

### Kitchen

Please note the floor collapsed in kitchen, this is a potential hazard. Double glazed window to rear, door to side, door to entrance hall.

### First Floor Landing

Doors to various rooms.

### Bedroom One

12' x 11' ( 3.66m x 3.35m )

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

### Bedroom Two

11' 9" x 10' 9" ( 3.58m x 3.28m )

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

### Bedroom Three

7' 7" x 6' ( 2.31m x 1.83m )

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

### Family Bathroom

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

### Outside Front

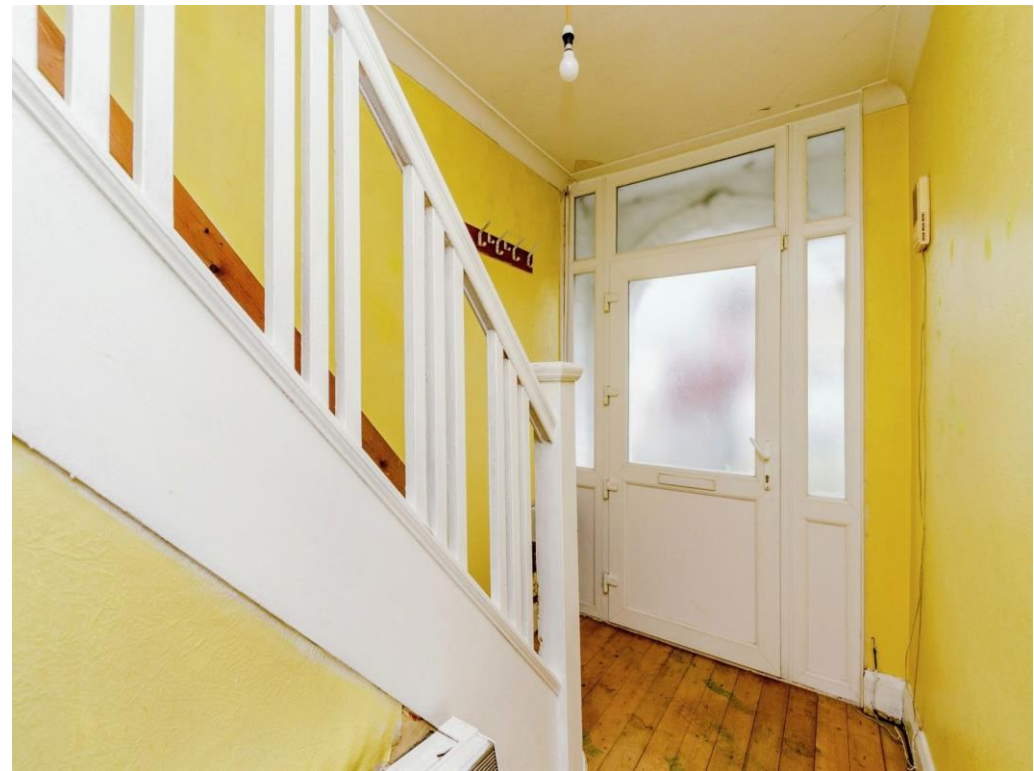
Storage area which has the potential space for garage, off road parking area.

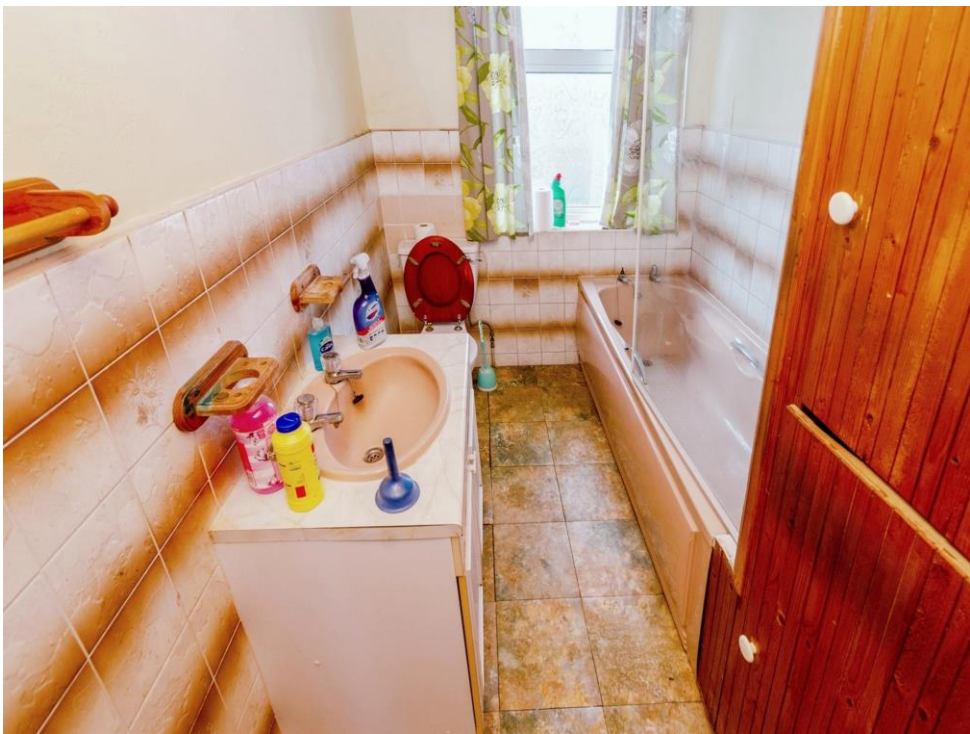
### Outside Rear

Large enclosed overgrown rear garden.

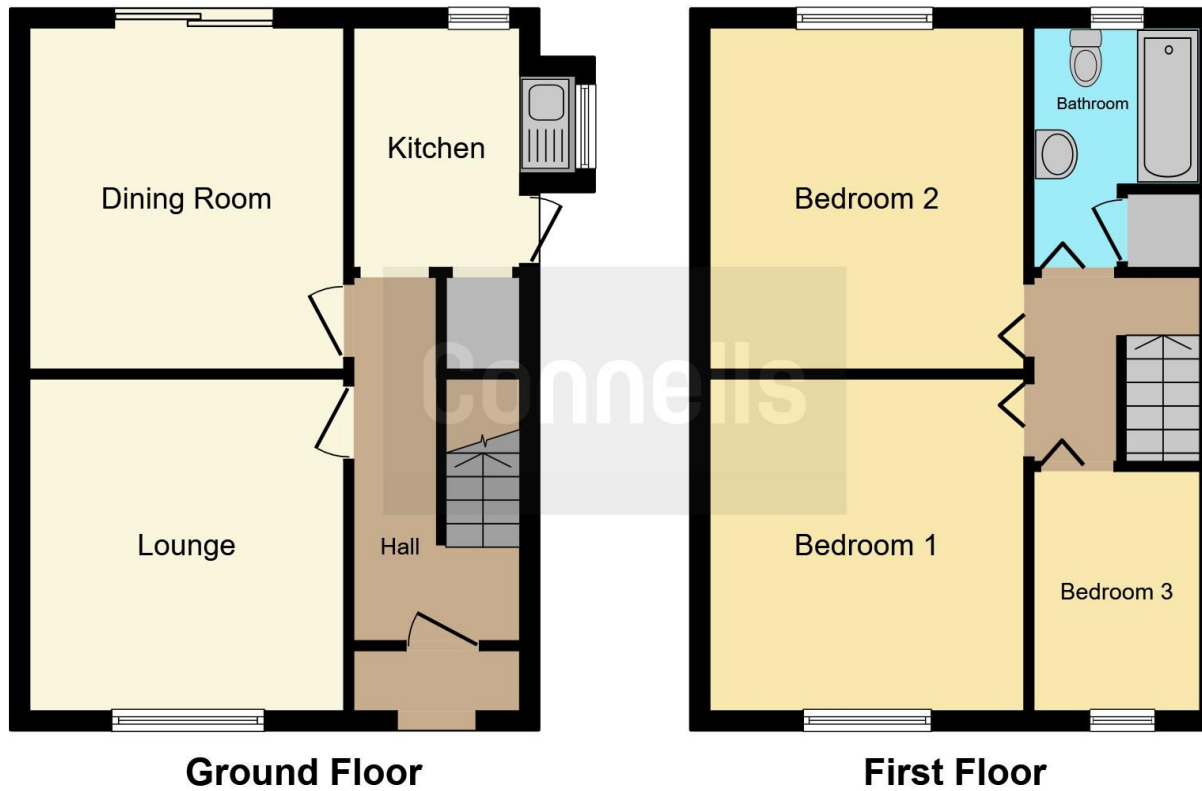
### Agents Note

Please note the property is in poor condition with the floor collapsed in the kitchen and caution is advised when viewing the property









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

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81-83 Darlington Street  
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**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH329643](http://connells.co.uk/Property/WVH329643)**



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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