



**Connells**

Westfield Road  
Willenhall



### Auctioneer's Comments

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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 AWARD WINNING ESTATE AGENTS IN WOLVERHAMPTON are offering for sale this tradition semi detached home available with NO UPWARD CHAIN.

Externally the property has front and rear gardens with off road parking and outbuilding ideal for conversion for utility or office. To the ground floor there is lounge, sitting room/dining and kitchen. The first floor has a selection of three bedrooms and shower room.

### The Location & Area

Situated on the Portobello area of Willenhall which offers fantastic commuting access to the Black Country route and further links to the M54 and M6 motorways. There is a wonderful selection of local shopping nearby within Willenhall and Wednesfield shopping areas. Popular schooling is also just a stone's throw away.

### Entrance Porch

Double glazed door and window to front, double glazed door leading to hall.

### Entrance Hall

Double glazed door leading to porch, stairs to landing, doors to various rooms, storage cupboard, central heating radiator.



## Lounge

12' 7" into bay x 10' 4" ( 3.84m into bay x 3.15m )

Double glazed bay window to front, fire surround, archway leading to dining room/sitting room.

## Dining Room/ Sitting Room

12' 3" x 10' ( 3.73m x 3.05m )

Double glazed window to rear, archway leading to lounge, door leading to hall, gas fire with surround.

## Kitchen

9' 7" x 5' 9" ( 2.92m x 1.75m )

Double glazed window to rear, door to side, door leading to hall, wall and base units with roll top work surfaces, sink under, central heating radiator.

## Outbuilding

Situated to the rear of the property. Ideal for conversion for utility or office area with door leading to rear garden.

## First Floor Landing

Stairs leading to ground floor, doors to various rooms.

## Bedroom One

13' 2" into bay x 10' 1" into recess ( 4.01m into bay x 3.07m into recess )

Double glazed bay window to front, central heating radiator, door to landing.

## Bedroom Two

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

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

## Bedroom Three

8' 3" into wardrobe x 6' ( 2.51m into wardrobe x 1.83m )

Double glazed window to front, central heating radiator, built-in wardrobe, door to landing.

## Shower Room

Double glazed window to rear, walk-in shower cubicle, low flush wc, wall mounted wash basin, heated towel rail, tiled walls, spotlights to ceiling, door to landing.

## Outside Front

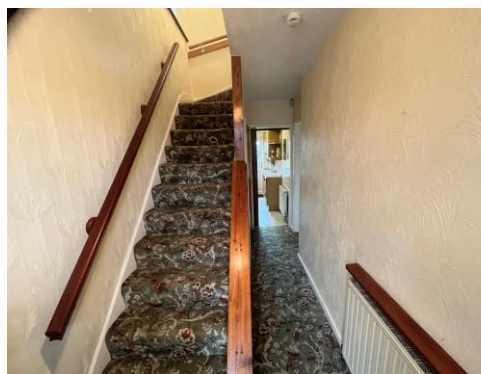
Having gated off road parking to front, tarmac drive, pebbled area, brick built wall, gate leading to rear access.

## Outside Rear

Lawned area, wooden built shed, paved area, trees, plants and shrubs.

## 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







To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH329695](https://www.connells.co.uk/Property/WVH329695)**



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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