



Connells

Limes Road
Tettenhall Wolverhampton



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 Wolverhampton are proud to bring to the market this three-bedroom mid-terraced property on Limes Road in the sought-after Tettenhall area and a short distance away from Tettenhall Village itself where you'll find many amenities available. The home offers no onward chain and is available for purchase through the modern method of auction. This property features an inviting entrance hallway, two versatile reception rooms serving as a lounge and dining area, a functional kitchen and a ground floor WC. Upstairs you'll find three bedrooms and a spacious bathroom. Outside, the property provides convenient on-street parking and a rear garden, perfect for relaxation and outdoor enjoyment.

Don't miss your chance to add your own stamp to this deceptively spacious three bedroom mid terrace property in a prime location to Tettenhall Village.

Location And Area

Set in Tettenhall in a row of traditional period terrace and semi detached homes and situated in the sought after Limes Road. This wonderful village location is within walking distance of the village green and has fantastic shops and eateries surrounding. There are a choice of superb local schools and the nearest Rail Station is Bilbrook which is approximately 1.9 miles away.

Approach

Set back from the roadside behind a path to the main accommodation

Entrance Hall

Radiator, stairs rising to the first floor and doors to both reception rooms and the kitchen.

Lounge

12' 11" max x 6' max (3.94m max x 1.83m max)

Double glazed window to the front, ceiling light point with a ceiling rose, three wall lights and radiator.

Dining Room

12' 11" max x 12' max (3.94m max x 3.66m max)

Double glazed windows to the rear, gas fireplace, ceiling light point and radiator.

Kitchen

23' x 7' (7.01m x 2.13m)

An array of wall and base units with an integrated double oven and inset sink and drainer with a mixer tap, four ring gas hob, space for dryer, plumbing points for a washing machine and dishwasher, partly tiled walls, pantry cupboard with shelving, two ceiling light points, two double glazed windows to the side and radiator. Door to the lobby.

Lobby

Ceiling light point, double glazed window to the rear and doors to the garden and ground floor WC.

Ground Floor Wc

Low flush WC, sink with cupboards, ceiling light point and double glazed window to the rear.

First Floor Landing

Ceiling light point, loft space with skylight window, doors to all bedrooms and bathroom.

Bedroom One

11' x 10' (3.35m x 3.05m)

Double glazed window to the front, ceiling light point and radiator.

Bedroom Two

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

Double glazed window to the rear, two ceiling light points and radiator.

Bedroom Three

11' x 5' 1" (3.35m x 1.55m)

Double glazed window to the front, radiator and ceiling light point.

Bathroom

Corner bath, vanity wash hand basin, low flush WC, shower cubicle, ceiling spotlights, tiled walls, radiator, double glazed windows to the rear and side and cupboard housing the water tank.

Outside Rear

Paved patio with a right of access passage way through the garden. Lawn area with three timber sheds and a greenhouse.









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

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

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: E

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Tenure: Freehold



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Property Ref: WVH329187 - 0003