



Connells

Martin Street
Parkfield 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

CASH OFFERS ONLY - Connells Wolverhampton bring to the market this three bedroom mid terrace property in the Parkfields area and boasts no onward chain. Internally the property has been modernised through-out and must be viewed in order to fully understand and appreciate the property on offer.

As you enter, you'll be greeted with an entrance hallway, leading onto the modern and stylish kitchen / diner. To the rear of the property is a lounge with access to a storage cupboard, rear garden and a door with stairs rising up to the first floor. On the first floor you'll find three generously sized bedrooms and a modern family bathroom.

Perfect for first time buyers and investors! Don't miss your chance to purchase this recently renovated home. Call our Connells Wolverhampton branch today to book your viewing.

Location And Area

Set to the south of Wolverhampton City centre with easy access to Birmingham New Road for commuting, with numerous supermarkets and local schools including two Ofsted rated Outstanding located within a mile from the property.

Approach

Set back from the roadside behind a courtyard style front garden.



Entrance Hallway

Door leading to the kitchen.

Kitchen

13' x 12' (3.96m x 3.66m)

Matching wall and base units with stainless steel sink and drainer with mixer tap, partly tiled walls, wall mounted boiler, extractor hood, ceiling light point, radiator and door leading to the lounge.

Lounge

14' 10" x 12' (4.52m x 3.66m)

Double glazed window to the rear, storage cupboard, radiator, ceiling light point, patio door led to the rear garden and door leading to the stairs.

First Floor Landing

Ceiling light point, loft access and doors leading to all bedrooms and bathroom.

Bedroom One

11' 11" x 9' 10" (3.63m x 3.00m)

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

Bedroom Two

12' max x 7' max (3.66m max x 2.13m max)

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

Bedroom Three

8' 11" x 5' (2.72m x 1.52m)

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

Bathroom

Panelled bath, low flush WC, wash hand basin, heated towel rail, storage cupboard, extractor fan and ceiling light point.

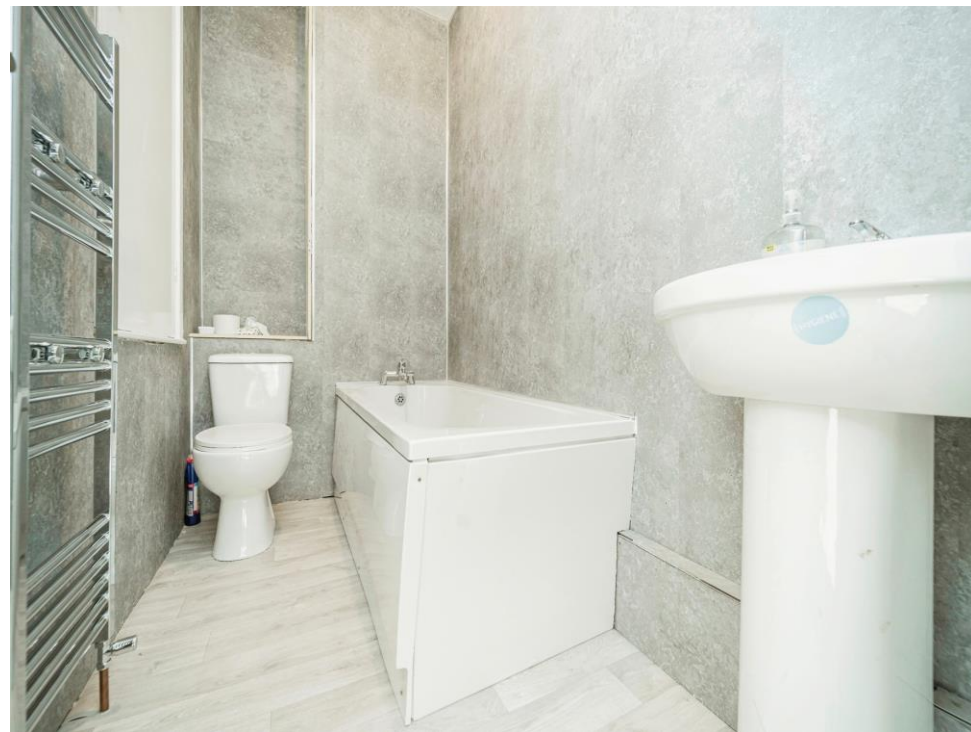
Outside Rear

Paved patio, lawn, brick built shed, gate to the shared access and outside tap point.

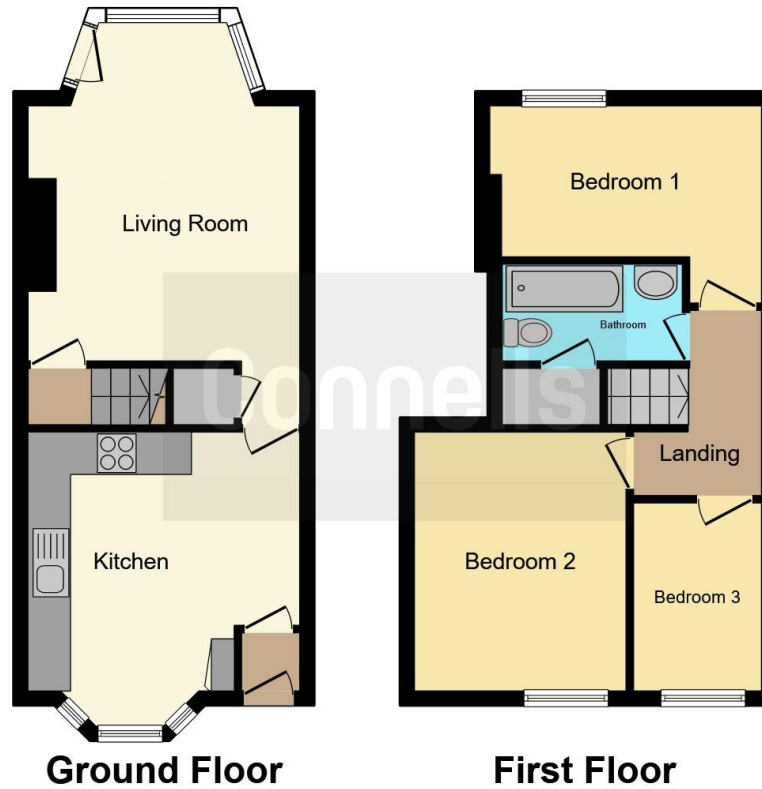
Agents Note

Please note a mineshaft is within boundary of the neighbouring property. Please take advice before incurring any costs regarding any mortgage.









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: E

view this property online connells.co.uk/Property/WVH329843

Tenure: Freehold



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.

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