



Connells

Primrose Lane
Fallings Park 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 have the pleasure to bring to the market this deceptively spacious THREE BEDROOM SEMI DETACHED FAMILY HOME, set on a corner plot in the Fallings Park area and is being offered with NO ONWARD CHAIN.

The property has been within the family for many years and despite being well looked after, the home would need modernisation and is now being sold via modern method of auction. Primrose Lane has a fantastic layout and must be viewed in order to fully appreciate.

The property comprises of entrance hall, front and rear reception rooms which are used as a lounge and dining room, kitchen, three well proportioned bedrooms and bathroom. Externally there is a large frontage which offers off road parking with access to the garage and front garden. To the rear is a low maintenance rear garden.

Don't miss your chance to view this fantastic opportunity to purchase a family home in a popular location, near to schooling such as Fallings Park primary school, New Cross hospital and Bentley Bridge retail park.

Call our Connells Wolverhampton branch today to book your viewing.

Location And Area

Situated just off the main Cannock Road which links into Wolverhampton, Wednesfield, M54 and M6 motorways. There is a selection of local shopping just a stones throw away along with bus routes into the city centre. New Cross Hospital and the popular Bentley Bridge Retail park is also relatively close by as is Jaguar Land Rover commercial development.



Approach

Set back on a corn plot with a large front garden with off-road parking and access to the rear garage, side gate to the rear garden and front door.

Porch

Double glazed windows, fitted cupboard and door to the entrance hallway.

Entrance Hallway

Radiator, ceiling light point, pantry cupboard with a double glazed window, stairs rising to the first floor and doors to the lounge, dining room and kitchen.

Lounge

12' into bay x 11' 11" max (3.66m into bay x 3.63m max)

Double glazed window to the side, radiator, ceiling light and gas fireplace.

Dining Room

13' max x 11' 11" max (3.96m max x 3.63m max)

Gas fireplace, ceiling light point with fan, radiator and double glazed sliding door to the rear garden.

Kitchen

12' 1" max x 8' max (3.68m max x 2.44m max)

Matching wall and base units with stainless steel sink and drainer, plumbing point for washing machine, gas cooker point, wall mounted boiler, partly tiled walls, radiator, ceiling light point, double glazed windows to the front and side and double glazed door to the rear garden.

First Floor Landing

Ceiling light point, loft access, double glazed window heading up the stairs and doors leading to all bedrooms and bathroom.

Bedroom One

13' max x 11' 11" max (3.96m max x 3.63m max)

Double glazed window to the side, ceiling light point, fitted wardrobe, radiator and gas fireplace.

Bedroom Two

11' 11" max x 10' max (3.63m max x 3.05m max)

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

Bedroom Three

9' x 8' (2.74m x 2.44m)

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

Bathroom

Panelled bath, shower tray with curtain rail, wash hand basin, extractor fan, partly tiled walls and double glazed window to the front.

Separate Wc

Low flush WC, ceiling light point and double glazed window to the front

Outside Rear

Low maintenance rear garden with patio areas, timber fencing, side gate, apple and pear tree, outside tap point

Outside Front

Front gates to access off-road parking and rear garage, large lawn with path leading to a patio area, air raid shelter.

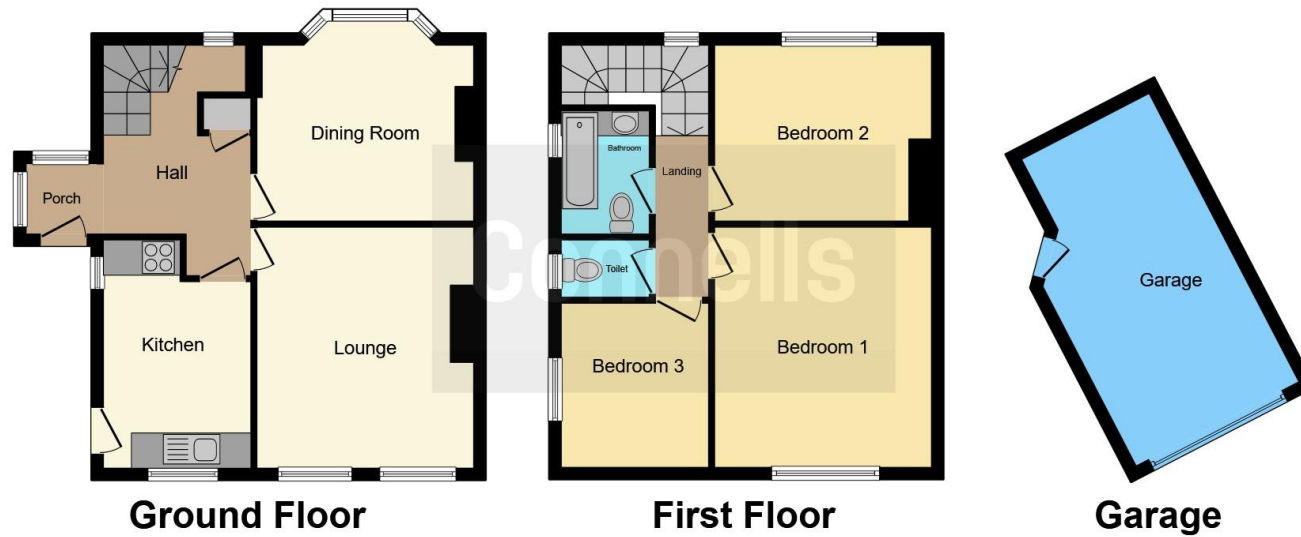
Garage

Up and over door, two ceiling light points and window and door to side.









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

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EPC Rating: D

view this property online connells.co.uk/Property/WVH329648

Tenure: Freehold



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