



Falcon Crescent
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Connells

Falcon Crescent
Bilston



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 introduce Falcon Crescent, a THREE BEDROOM APARTMENT situated on the SECOND FLOOR in the BILSTON area of Wolverhampton. The apartment was recently modernised and boasts NO ONWARD CHAIN. This apartment is a must view for any first time buyer or investor.

Accommodation comprises; communal entrance with two storage sheds for the apartment, an additional storage shed on the second floor, entrance hallway, lounge, kitchen, bathroom and three bedrooms

The Location & Area

Local to shops, schools such as Manor Primary School and the Birmingham New Road for access into Wolverhampton City Centre. Situated close to Ettingshall Park estate offering fantastic commuting access to Dudley, Wolverhampton and Coseley which includes the popular railway station and metro route which leads into Birmingham.

Communal Entrance

Entrance via intercom, two allocated storage sheds and stairs rising to the main accommodation.



Entrance Hallway

Two ceiling light points, radiator, loft access, intercom and doors to all rooms.

Lounge

13' 1" max x 13' max (3.99m max x 3.96m max)

Double glazed windows to front and side, ceiling light point, coving and electric fireplace with surround.

Kitchen

11' 10" x 7' 1" (3.61m x 2.16m)

Matching wall and base units with inset sink and drainer with mixer tap, gas cooker point, extractor hood, plumbing point, partly tiled walls, space for dryer, ceiling spotlights, wall mounted boiler, extractor fan, CO2 and alarm, coving to ceiling, radiator and double glazed window to the rear

Bedroom One

11' 10" x 11' 1" (3.61m x 3.38m)

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

Bedroom Two

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

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

Bedroom Three

8' x 7' (2.44m x 2.13m)

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

Bathroom

Panelled bath with shower overhead, wash hand basin, low flush wc, extractor fan, ceiling spotlights, tiled walls, radiator and double glazed window to the rear.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: C

Tenure: Leasehold

view this property online [connells.co.uk/Property/WVH328593](https://www.connells.co.uk/Property/WVH328593)

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Nov 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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