



Connells

Day Avenue
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

The award winning Connells Wolverhampton branch welcome Day Avenue to the market, a deceptively spacious mid-terrace property located in the Wednesfield area. This three-bedroom home offers great potential for modernisation and is currently available for purchase through the modern method of auction.

Upon entering, you are greeted by an entrance hallway leading to a cosy lounge, a spacious kitchen/diner and a convenient utility area. The first floor boasts three well-proportioned bedrooms, a bathroom and a separate WC, providing comfortable living space for you and your family.

Externally, the property features a block-paved front garden with the potential for off-road parking with the addition of a dropped curb. To the rear, you will find a lovely sized garden, perfect for outdoor activities and relaxation.

Don't miss the opportunity to transform this property into your dream home in a desirable location. Contact us today to learn more about Day Avenue and make it yours through the modern method of auction.

Location And Area

Situated in the popular area of Wednesfield which offers fantastic commuting access to the M54 and M6 motorways. Popular schooling is located nearby along with shopping within Bentley Bridge retail park and Wednesfield shopping centres. New Cross hospital is also relatively close by.

Entrance Hallway

Stairs rising to the first floor, ceiling light point and doors leading to the lounge and kitchen.

Lounge

17' max x 10' max (5.18m max x 3.05m max)

Double glazed window to the front, gas fireplace, radiator, two ceiling light points and a double glazed sliding door to the rear garden.

Kitchen

15' x 9' (4.57m x 2.74m)

Matching wall and base units with inset one and a half stainless steel sink and drainer with mixer tap, gas cooker point, plumbing point for washing machine, gas fireplace, double glazed window to the rear and doors leading to the rear garden and utility.

Utility

8' 10" x 7' (2.69m x 2.13m)

Wall and base units with worktop, double glazed window to the front and doors to the front driveway and kitchen.

First Floor Landing

Loft access, ceiling light point, double glazed window to the rear and built-in airing cupboard housing water tank.

Bedroom One

13' max x 9' max (3.96m max x 2.74m max)

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

Bedroom Two

11' x 8' 11" (3.35m x 2.72m)

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

Bedroom Three

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

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

Bathroom

Panelled bath, wash hand basin, tiled walls, radiator, ceiling light point and double glazed window to the rear.

Separate Wc

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

Outside Rear

Paved patio with central path, lawn and timber shed









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: Awaited

Tenure: Freehold

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