



Connells

Rosemary Crescent West
Goldthorn Hill Wolverhampton

Rosemary Crescent West Goldthorn Hill Wolverhampton WV4 5AP

for sale guide price
£240,000



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 have the pleasure of bringing to the market this chain free and spacious three bedroom bay fronted semi-detached family property in the popular Goldthorn Park area. Internally the property has a good lay out and must be viewed in order to fully appreciate. Having been extended some time ago by the previous owner this property is much more spacious than you would initially believe.

Internally there is an entrance porch, entrance hall, lounge, separate extended dining room, large extended kitchen, downstairs wc. On the first floor there are three generous bedrooms and a family shower room. Externally there is a large garage, large driveway to front and a good sized enclosed rear garden with a timber instructed shed making this the ideal family purchase.

Location And Area

The property has easy access to A449 and the Birmingham New Road for commuting links whilst being only a short distance from Wolverhampton City centre. There is also a wide range of schools available.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Stairs access, doors to kitchen, door to lounge, door to dining room, radiator.



Lounge

14' x 10' 5" (4.27m x 3.17m)

Double glazed window to front, radiator, door to entrance hall.

Dining Room

20' 2" x 10' 4" (6.15m x 3.15m)

Sliding double glazed door to rear, radiator, door to entrance hall.

Extended Kitchen

16' 1" x 9' 6" (4.90m x 2.90m)

Double glazed window to rear, range of wall and base units, inset sink, Worcester Bosch boiler, space for a washer, inset oven, hob and extractor, door to downstairs wc, door to garage.

Downstairs Wc

Low flush toilet in a wash hand basin.

First Floor Landing

Double glazed window to side, doors to various rooms.

Bedroom One

14' x 10' 5" into wardrobe (4.27m x 3.17m into wardrobe)

Double glazed window to front, radiator, fitted wardrobe, door to landing.

Bedroom Two

12' 6" x 9' 2" plus wardrobe (3.81m x 2.79m plus wardrobe)

Double glazed window to rear, radiator, fitted wardrobe, door to landing.

Bedroom Three

7' x 6' 4" (2.13m x 1.93m)

Double glazed window to front, radiator, door to landing.

Family Shower Room

Double glazed window to rear, mixer shower in cubicle, pedestal sink, low flush toilet, radiator, door to landing.

Garage

20' 5" x 7' 5" (6.22m x 2.26m)

Light and power, double glazed window to front, door to kitchen.

Outside Front

Large driveway area and garden area offering ample off road parking.

Outside Rear

Large enclosed rear garden, lawned surrounded by a range of panelled fencing and has a timber constructed 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

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

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: E

view this property online connells.co.uk/Property/WVH329431

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH329431 - 0006