



Connells

Abingdon Road
Eastfield 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

Connells Wolverhampton have the delight of brining to the market this chain free two/three bedroom semi-detached family property in a popular residential location.

The property comprises of entrance hall, lounge, kitchen with adjoining utility, ground floor bedroom and ground floor wet room. On the first floor there are two generously proportioned bedrooms, family bathroom and a separate wc.

Externally to the property there is a driveway area to front, side entryway and an enclosed low maintenance rear garden.

Additionally the property has solar panels helping increase the energy efficiency of the property.

Viewing is advised to fully appreciate this particular property, call Connells today to book a viewing.

Location And Area

Conveniently located to New Cross Hospital Wednesfield, Bentley Bridge shopping centre and Wolverhampton university. The property also has bus links to Wolverhampton city centre and also conveniently located for the Black Country route with links to the M6 & M54 motorway.

Entrance Hall

Double glazed door to front, stairs access, door to lounge.



Lounge

16' 9" x 9' 6" (5.11m x 2.90m)

Double glazed window to front, door to entrance hall, door to kitchen, door to downstairs bedroom.

Kitchen

8' 9" x 12' (2.67m x 3.66m)

Double glazed window to rear, radiator, range of wall and base units, one and a half stainless steel drainer sink, point for a washer, point for a cooker, point for a fridge freezer, door to utility.

Utility

4' 4" x 5' 8" (1.32m x 1.73m)

Window to side, range of wall and base units, door to small inner entrance hall.

Inner Entrance Hall

Door to kitchen, door to inner entrance hall, door to side entry way.

Bedroom Three

11' 10" x 9' 4" (3.61m x 2.84m)

Door to lounge, double glazed french doors to side, door to downstairs wet room.

Wet Room

Double glazed window to rear, low flush toilet, wash hand basin, electric shower, radiator, door to bedroom three.

First Floor Landing

Doors to various rooms.

Bedroom One

17' 1" x 8' 9" (5.21m x 2.67m)

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

Bedroom Two

11' x 9' 6" (3.35m x 2.90m)

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

Bathroom

Double glazed window to rear, panelled bath, pedestal sink, door to landing.

Separate Wc

Window to rear, low flush toilet.

Outside Front

Large tarmac drive with side access through the entryway, separate side gravel area offering additional parking.

Outside Rear

Paved patio area, outdoor tap surrounded by a range of panelled fencing.

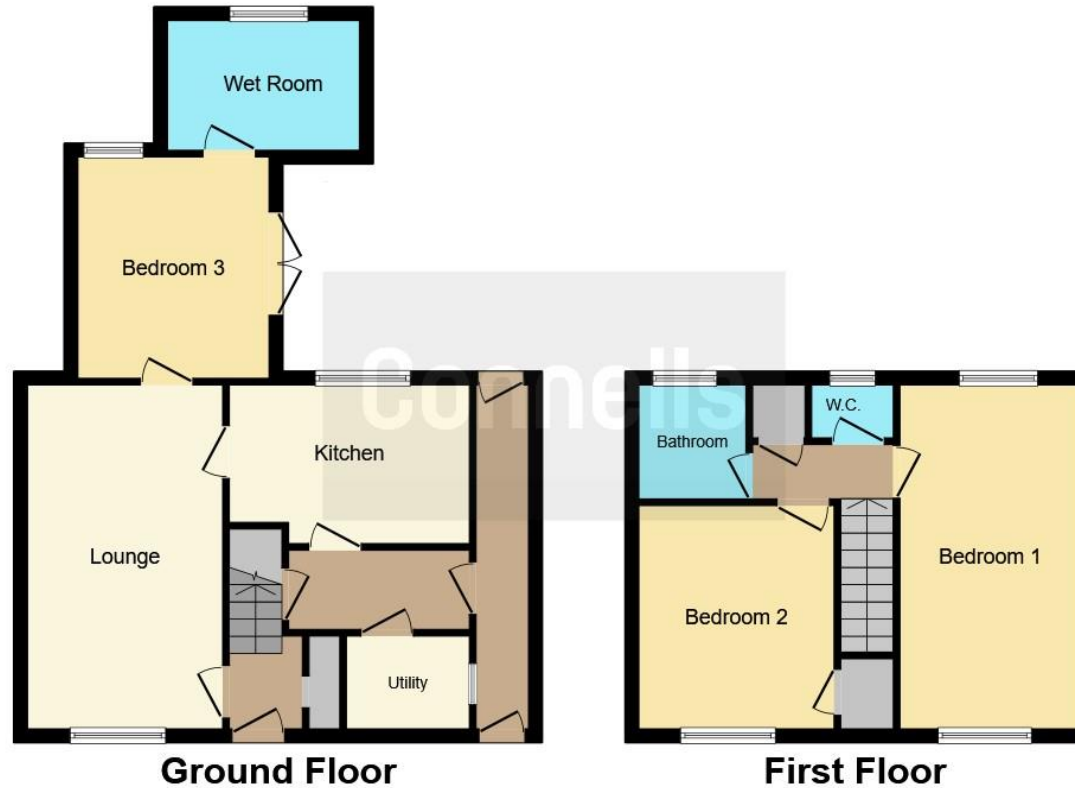
Agents Note

Please note the property has solar panels of which you should notify your mortgage lender before incurring any costs.









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: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH329656



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