



Connells

The Lindens Newbridge Crescent
Wolverhampton

The Lindens Newbridge Crescent Wolverhampton WV6 0LR

for sale guide price
£40,000



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 bring to the market this top floor two bedroom CHAIN FREE apartment, being located close to the popular Tettenhall Road this property is ideal for those looking for easy access to the city centre.

Internally the property would benefit from a number of works and would be the perfect first time purchase or project property. Viewing is highly recommended to understand the amount of work required as well as the tremendous potential of this particular property.

This property comprises of communal entrance hall, entrance hall, lounge, kitchen, two bedrooms, bathroom. Externally there is a garage and communal gardens.

Location And Area

Situated just off the Tettenhall Road with property benefits from having fantastic access to both into Wolverhampton city centre which offers a wealth of shops, bars and restaurants and the popular Tettenhall village which also has cafes and shopping. The Tettenhall Road offers bus links into Wolverhampton and further afield. Located in the immediate area is a range of parks and recreational facilities and notable schools.

Communal Entrance Hall

Secure access for residents.

Entrance Hall

Door to communal entrance hall, doors to various rooms, airing cupboard.

Lounge

11' 7" x 14' 1" (3.53m x 4.29m)

Glazed window, glazed door and Juliet balcony overlooking the communal garden, door to entrance hall.

Kitchen

10' 10" x 9' 5" (3.30m x 2.87m)

Glazed window to front, range of base units, stainless steel sink, space for various appliances, door to entrance hall.

Bedroom One

10' 8" x 14' 4" (3.25m x 4.37m)

Glazed window, fitted wardrobe, door to entrance hall.

Bedroom Two

9' 8" x 10' 10" (2.95m x 3.30m)

Glazed window to rear, door to entrance hall.

Bathroom

Glazed window to front, pedestal sink, panelled bath, low flush toilet, electric shower, door to entrance hall.

External

External communal grounds.

Garage

Up and over door to front.

Agents Note

Please note the vendor has advised that there is 37 years remaining on the lease which makes this property most likely unsuitable for mortgage purposes.





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: F

view this property online [connells.co.uk/Property/WVH329868](https://www.connells.co.uk/Property/WVH329868)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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: WVH329868 - 0003