



Connells

Leslie Road
Park Village Wolverhampton



Auctioneer's Comments

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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 introduce Leslie Road to the market. Located in the Park Village area of Wolverhampton, this TWO BEDROOM MID TERRACE PROPERTY offers NO ONWARD CHAIN AND REQUIRES A RENOVATION. This property would be perfect for investors and first time buyers.

As your go through the front door, you walk into a lounge, which leads you to a dining room. Both reception rooms could be used for various uses to suit the homeowner. Completing the downstairs is a kitchen with access to the ground floor bathroom. Moving upstairs, you'll find two double bedrooms.

Outside, the property benefits from a rear garden and on street parking to the front.

The location of Leslie Road is a great location to buy, as it is situated close to a range of local amenities. Residents will find themselves within easy reach of New Cross Hospital, ensuring healthcare needs are well catered for. Additionally, the vibrant Wolverhampton City Centre is just a short distance away, offering a wealth of shopping, dining, and entertainment options.

Call the Connells Wolverhampton branch today to arrange your viewing.

Location And Area

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Approach

Set back from the roadside behind a courtyard style frontage to the front door.

Lounge

14' into bay x 11' max (4.27m into bay x 3.35m max)

Double glazed window to the front, gas fireplace, ceiling light point, meter cupboards and door to the dining room.

Dining Room

12' max x 11' max (3.66m max x 3.35m max)

Double glazed window to the rear, gas fireplace, ceiling light point, stairs rising to the first floor and door leading to the kitchen and lounge.

Kitchen

9' 10" x 6' (3.00m x 1.83m)

An array of base units, stainless steel sink and drainer with mixer tap, plumbing point for washing machine, wall mounted boiler, storage cupboards, ceiling light point, double glazed window to the side and doors to the lobby and dining room.

Lobby

Doors to the pantry, dining room, garden and bathroom.

Ground Floor Bathroom

Panelled bath with shower overhead, low flush WC, wash hand basin, partly tiled walls, ceiling light point, electric heater and double glazed window to the side.

Bedroom One

11' 6" x 12' 4" (3.51m x 3.76m)

Double glazed window to the front and ceiling light point.

Bedroom Two

11' 5" x 12' 6" (3.48m x 3.81m)

Double glazed window to the rear, ceiling light point, fitted wardrobes, storage cupboard with loft access.

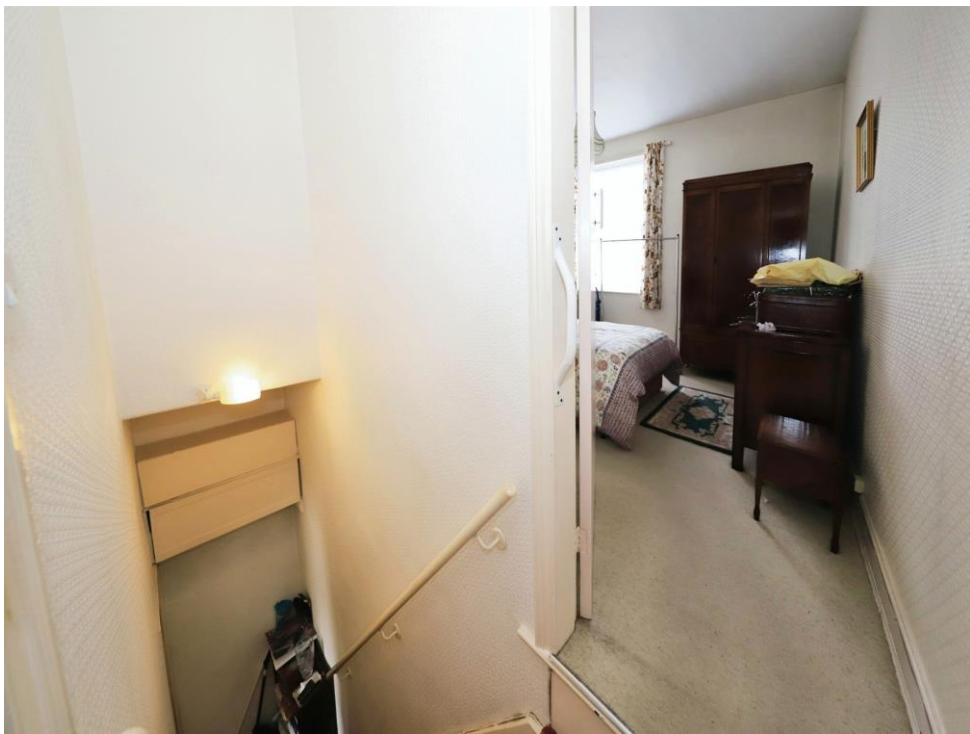
Outside Rear

Paved area with right of access passage, shrubbery and timber shed.

Agents Note

Please note the garden is not within the title plan but has been used by the previous owner. Please seek legal advice 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: F

Tenure: Freehold

view this property online connells.co.uk/Property/WVH330069



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.

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