



Connells

Liana Gardens
Off Bilston Road Ettingshall 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

ATTENTION INVESTORS - WITH SITTING TENANT. A chain free 2 bedroom first floor apartment in the popular area of Parkfields Wolverhampton. Having excellent transport links into Wolverhampton City Centre and Bilston Town centre, this conveniently located property must be seen to be appreciated.

Briefly comprising of open plan kitchen/lounge, 2 bedrooms, master bedroom having ensuite shower room, communal gardens and allocated parking space

The Location & Area

Situated just off the main Bilston Road which offers fantastic commuting access to Wolverhampton City centre and Bilston shopping areas. The popular metro route into Birmingham City centre is also just a stone's throw away. Further shopping can be found within Bentley Bridge and Wednesfield shopping centre and there is a fantastic selection of local schools nearby.

Communal Hallway

Secure intercom entry system and stairs rising to first floor.

Entrance Hall

Door to front, secure intercom entry system, storage heater, cupboard housing hot water tank and doors to various rooms.

Open Plan Kitchen / Lounge

22' 7" x 13' 2" max (6.88m x 4.01m max)
Two double glazed windows to rear, a range of wall and base units with roll top work surfaces over, single bowl stainless steel sink and drainer, integrated electric oven with electric hob and chimney style hood over, plumbing for washing machine, complimentary tiling, 2 storage heaters and TV point.

Bedroom One

11' 1" x 10' 2" into door recess (3.38m x 3.10m into door recess)
Double glazed window to front, storage heater and door to ensuite shower room.

Ensuite Shower Room

Shower cubicle housing thermostatic shower, vanity unit with inset wash hand basin, wall hung wc with concealed cistern, heated towel rail and complimentary tiling.

Bedroom Two

11' 3" x 10' into door recess (3.43m x 3.05m into door recess)
Double glazed window to front and storage heater.

Bathroom

Bath with mixer taps, vanity unit with inset wash hand basin, wall hung wc with concealed cistern, heated towel rail, extractor fan and complimentary tiling.

Outside

Externally there is secure gated communal well maintained gardens with allocated parking.





To view this property please contact Connells on

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EPC Rating: D

view this property online [connells.co.uk/Property/WVH322391](https://www.connells.co.uk/Property/WVH322391)

This is a Leasehold property with details as follows; Term of Lease 150 years from 06 Oct 2016. Should you require 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.

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