



**Connells**

Norbury Crescent  
Lanesfield 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

Connells Wolverhampton bring to the market this fantastic two bedroom ground floor apartment, perfect for those looking to either down size or get their foot on the property ladder.

The property comprises of an entrance hall, lounge, kitchen, two bedroom, family bathroom. Externally there is a communal garden to front, side shared access and an enclosed rear garden which serves only this property.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Situated just off the Birmingham New Road with good commuting access to Wolverhampton City Centre and Birmingham with links to local motorways. Conveniently located for many shops, bus routes and local schooling along with the popular Bentley Bridge retail park, New Cross hospital is also nearby.

### Entrance Hall

Double glazed door to side, doors to various rooms.

## Lounge

12' 4" x 14' 7" ( 3.76m x 4.45m )

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

## Kitchen

9' 6" x 8' 2" ( 2.90m x 2.49m )

Double glazed window to rear, door to entrance hall, radiator, range of wall and base units, space for a cooker, integrated stainless steel drainer sink, plumbing for a washing machine, worksurfaces.

## Bedroom One

11' 6" x 11' 2" ( 3.51m x 3.40m )

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

## Bedroom Two

12' 11" x 8' 11" ( 3.94m x 2.72m )

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

## Bathroom

Double glazed window to rear, panelled bath, pedestal sink, radiator, low flush toilet, electric shower, door to entrance hall.

## Outside Front

Communal garden area, side shared access via a paved pathway.

## Outside Rear

Enclosed rear garden which is lawned surrounded by a range of fencing with a brick built storage area.









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH330382](http://connells.co.uk/Property/WVH330382)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Oct 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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