



Connells

Vine Close
Fordhouses 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 Award Winning Estate Agents is offer for sale a second floor modern built apartment situated on a corner plot with two walk out balcony areas.

Externally the property has gated security car parking area and communal gardens. Internally there is an inner entrance hall, open plan entertainment lounge diner, fitted kitchen, two bedrooms, family bathroom, master en-suite.

For further details contact Connells

Location And Area

Situated on the ever popular Vine Close which is a modern built development situated on the main Stafford Road which offers fantastic Commuting access to the M54 and M6 motorways. The i54 commercial development is just a stones throw away as well as popular shopping doctors dentists and public houses.

Communal Entrance

Door to rear access with push button entry system, stairs to communal landing area.

Inner Hallway

Door to second floor landing with wall mounted phone security entry system, internal doors to various rooms, central heated radiator.

Lounge Diner

19' 3" x 11' 1" (5.87m x 3.38m)

Double glazed french doors to rear with Juliet balcony, double glazed french doors to walk out balcony area, door to inner hall, door to kitchen, central heated radiator.

Kitchen

7' 3" x 10' 9" (2.21m x 3.28m)

Opening to the lounge diner, two double glazed windows to front and side, wall and base units with square edge worktops and matching breakfast bar, AEG extractor hood with oven and hob, integrated fridge, integrated freezer.

Bedroom One

11' x 9' 4" (3.35m x 2.84m)

Double glazed window to rear, built in wardrobe, central heated radiator, door to en-suite, door to inner hallway.

En-Suite

Walk in shower area, low flush toilet, wash basin, heated towel rail, extractor fan, shaving point, part tiled walls and door to bedroom one.

Bedroom Two

11' 2" x 8' (3.40m x 2.44m)

Double glazed french doors to walk out balcony, door to landing, central heated radiator and airing cupboard.

Bathroom

Fitted suite with a panelled bath, walk in shower area, low flush toilet, pedestal wash hand basin, airing cupboard, central heated radiator, extractor fan, double glazed window, shaving point, door to inner hall.

Car Parking Area

One allocated parking space with remote security access.

Communal Gardens

Communal lawned areas and paved areas to the rear of the property.

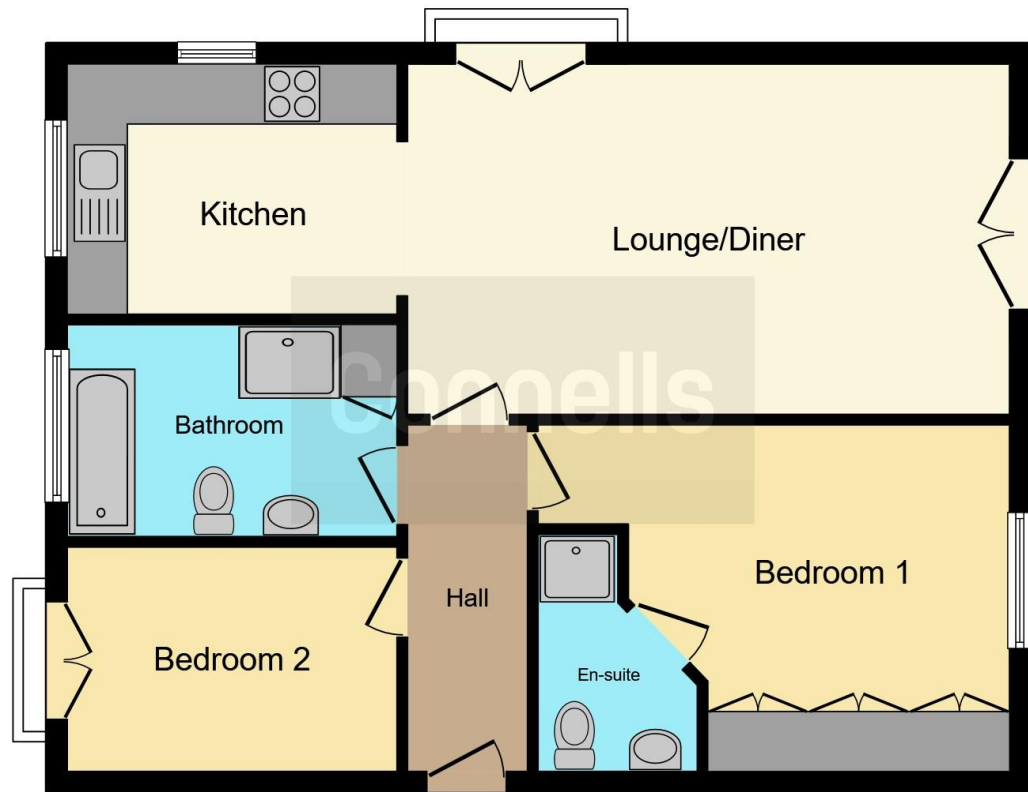
Agents Note

Lee Cooke Senior Local Director at Wolverhampton is recommending viewing to fully appreciate this apartment on offer. The apartment has a rare selection of walk out balcony areas as the property is situated on a corner plot location.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH327957

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2004. 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.

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.

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