



**Connells**

Ferguson Drive  
Tipton



### 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 well presented two bedrooms second floor purpose built flat. The property is available with the current tenant, subject to relevant permissions.

Internally there is a large family lounge, modern fitted kitchen, two well proportioned bedrooms and fitted bathroom. Externally there are communal grounds and parking area.

### The Location & Area

This property benefits from superb transport links, it sits a short distance away from Dudley Port train station and a short distance from the new Metro Line currently under development. The property sits a close to Great Bridge which has fantastic local shopping amenities such as super markets, shops, bars and restaurants. Parks and schools can be found nearby as well as public bus routes.

### Communal Entrance

Door to front, access to all floors.

### Entrance Hall

Door to front, doors to various rooms.

## Lounge

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

## Kitchen

Double glazed window to rear, a range of wall and base units with inset oven, hob and extractor, stainless steel drainer sink, space for washing machine, door to entrance hall.

## Bedroom One

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

## Bedroom Two

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

## Bathroom

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

## Outside

Pleasant communal ground and communal parking.









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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81-83 Darlington Street  
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**EPC Rating: E**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH329708](http://connells.co.uk/Property/WVH329708)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Mar 2002. 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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