



Connells

Grovelands Crescent
Fordhouses Wolverhampton

Grovelands Crescent Fordhouses Wolverhampton WV10 6LL

for sale guide price
£170,000



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 have the pleasure of bring to the market this CHAIN FREE traditional well laid out three bedroom semi-detached property in a popular residential location. The property is located close to the popular i54 commercial development and is near by to Ofsted outstanding primary school, this property is a fantastic family home.

Internally the property comprises of an entrance porch, entrance hall, generous lounge, two part kitchen diner with adjoining utility, three well proportioned bedrooms and a family bathroom. Externally to the property there is a detached garage, large driveway and garden to front and a good sized enclosed low maintenance rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Grovelands Crescent is a popular residential road located within the highly sought-after area of Fordhouses, close proximity of Wolverhampton City Centre. It is served by excellent local amenities, including a fantastic selection of shops, bars, restaurants and cafes, and conveniently located for the M54, M6 motorways and the i54 commercial development. There is also a regular bus service running to and from the city centre.



Entrance Porch

Double glazed window to front, double glazed door to side, door to entrance hall.

Entrance Hall

Door to entrance porch, stairs access, radiator, door to lounge.

Lounge

14' 3" x 10' 9" max (4.34m x 3.28m max)

Double glazed bow window to front, radiator, gas fire, door to dining area, door to entrance hall.

Two Part Kitchen Diner

8' 4" x 7' 9" (2.54m x 2.36m)

Door to lounge, radiator, space for a dining table, open to kitchen, door to utility.

Kitchen

8' 6" x 10' 6" (2.59m x 3.20m)

Double glazed window to rear, range of wall and base units, integrated hob and extractor, stainless steel drainer sink, open to dining area.

Utility

5' 3" x 7' 9" (1.60m x 2.36m)

Door to dining area, plumbing for washer, space for a tumble dryer, door to garden.

First Floor Landing

Double glazed window to side, loft access, doors to various rooms and a storage cupboard.

Bedroom One

10' 9" x 10' 8" (3.28m x 3.25m)

Double glazed window to front, radiator, storage cupboard, door to landing.

Bedroom Two

10' x 10' 6" (3.05m x 3.20m)

Double glazed window to rear, radiator, door to landing.

Bedroom Three

7' 8" x 7' 5" (2.34m x 2.26m)

Double glazed window to side, radiator, door to landing.

Family Bathroom

Panelled bath, pedestal sink, low flush toilet, double glazed window to rear, electric shower over.

Detached Garage

No access on visit.

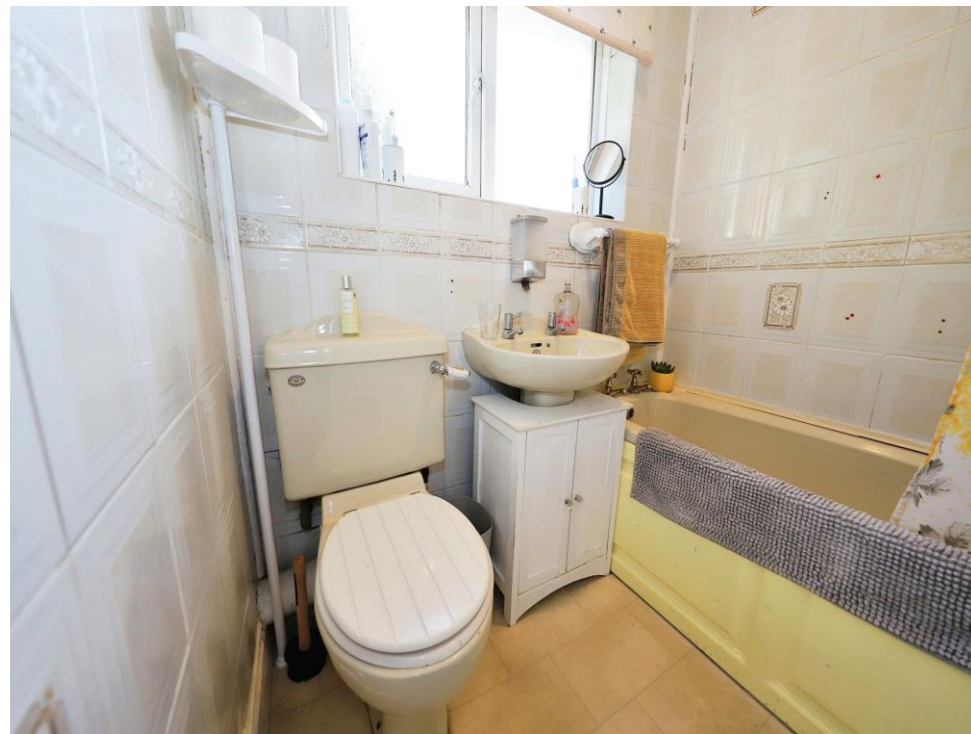
Outside Front

Large paved driveway.

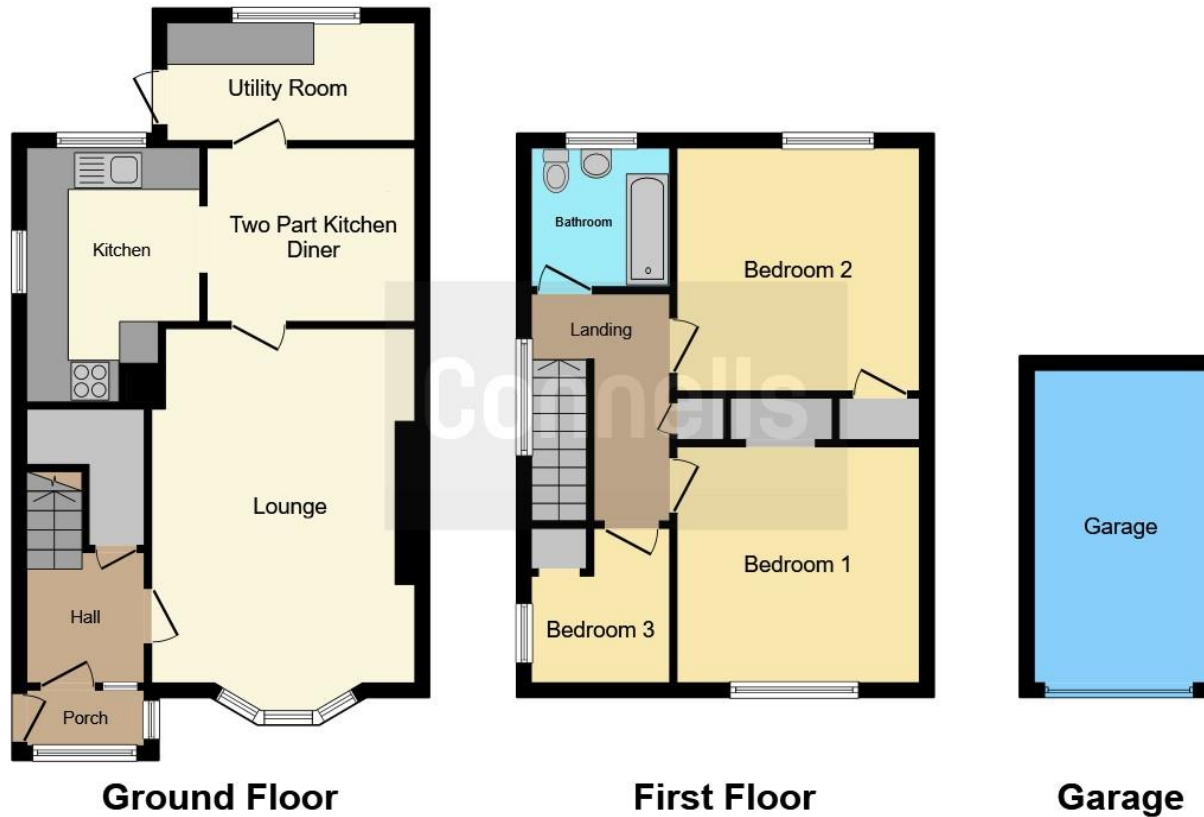
Outside Rear

Enclosed garden with various paved patio areas, artificial grass area surrounded by a range of plants, trees and shrubs.









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

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EPC Rating: E

view this property online connells.co.uk/Property/WVH328941

Tenure: Freehold



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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