



Connells

York Avenue
Willenhall



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

The award winning Connells Wolverhampton branch bring to the market this non standard construction three bedroom semi detached home in need of a full renovation on York Avenue in Willenhall.

Available to purchase through modern method of auction, this home boasts no onward chain and is available to purchase now.

The accommodation comprises; a porch leading into a hallway which allows access into a kitchen to the front with a through lounge / dining room to the rear of the property. Adjacent to the kitchen is a garage with a convenient ground floor WC.

Heading upstairs you'll find three bedrooms with a bathroom needing fixtures & fittings.

Outside to the front of the home is a front garden with off road parking and to the rear of the house is a generously sized rear garden.

This family home has so much potential and could really become a dream home. Call the Connells Wolverhampton branch today to book your viewing.

Location And Area

Offering fantastic commuting areas to the M6 and adjoining M54 motorways. There is also a selection of local schooling, bus routes and shops nearby.

Porch

Hallway

Lounge

13' 9" x 11' 2" (4.19m x 3.40m)

Dining Room

11' 2" x 10' 10" (3.40m x 3.30m)

Kitchen

13' 1" x 10' 11" (3.99m x 3.33m)

Ground Floor Wc

First Floor Landing

Bedroom One

13' 1" x 11' 2" (3.99m x 3.40m)

Bedroom Two

13' 1" x 10' 10" (3.99m x 3.30m)

Bedroom Three

11' 2" x 6' (3.40m x 1.83m)

Bathroom

Rear Garden

Garage

13' 1" x 7' 10" (3.99m x 2.39m)





To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/WVH330272



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