



**Connells**  
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**FOR SALE**

**Connells**

Malins Road  
Parkfields 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

CASH OFFERS INVITED - A fantastic opportunity to purchase this CHAIN FREE two bedroom semi-detached bungalow offering huge potential. Situated in a popular location, close to local amenities and comes to the market with no upward chain. Being highly recommended to appreciate the accommodation on offer.

Internally the property benefits from an entrance hall, lounge with feature bay window, fitted kitchen, shower room and two bedrooms.

Externally the property benefits from block paved drive and a generous rear garden.

### Location & Area

Situated close to local amenities and popular schools with excellent commuting links to Wolverhampton City centre and Birmingham via the Birmingham New Road with Wolverhampton train station being approximately two miles away.

### Entrance Hall

Door to front, storage cupboard, loft access, central heating radiator and doors to various rooms.

### Lounge

15' 1" into bay x 11' 9" max ( 4.60m into bay x 3.58m max )

Double glazed bay window to front, central heating radiator, tv point, gas fireplace and door to entrance hall.

### Fitted Kitchen

8' 9" x 6' 9" ( 2.67m x 2.06m )

Double glazed window to rear, selection of wall and base units with roll top work surfaces, splashback tiling, stainless steel drainer with one bowl, space for a cooker, space for fridge freezer, plumbing for a washing machine, central heating radiator, wall mounted boiler and door to entrance hall.

### Shower Room

Double glazed window to rear, shower cubicle with shower over, tiled walls, pedestal wash hand basin, low flush wc, central heating radiator and door to entrance hall.

### Bedroom One

12' max x 9' 7" max ( 3.66m max x 2.92m max )

Double glazed window to rear, central heating radiator and double glazed door to garden.

### Bedroom Two

9' 8" into wardrobe x 9' 6" ( 2.95m into wardrobe x 2.90m )

Double glazed window to front and built in fitted wardrobes, central heating radiator and door to entrance hall.

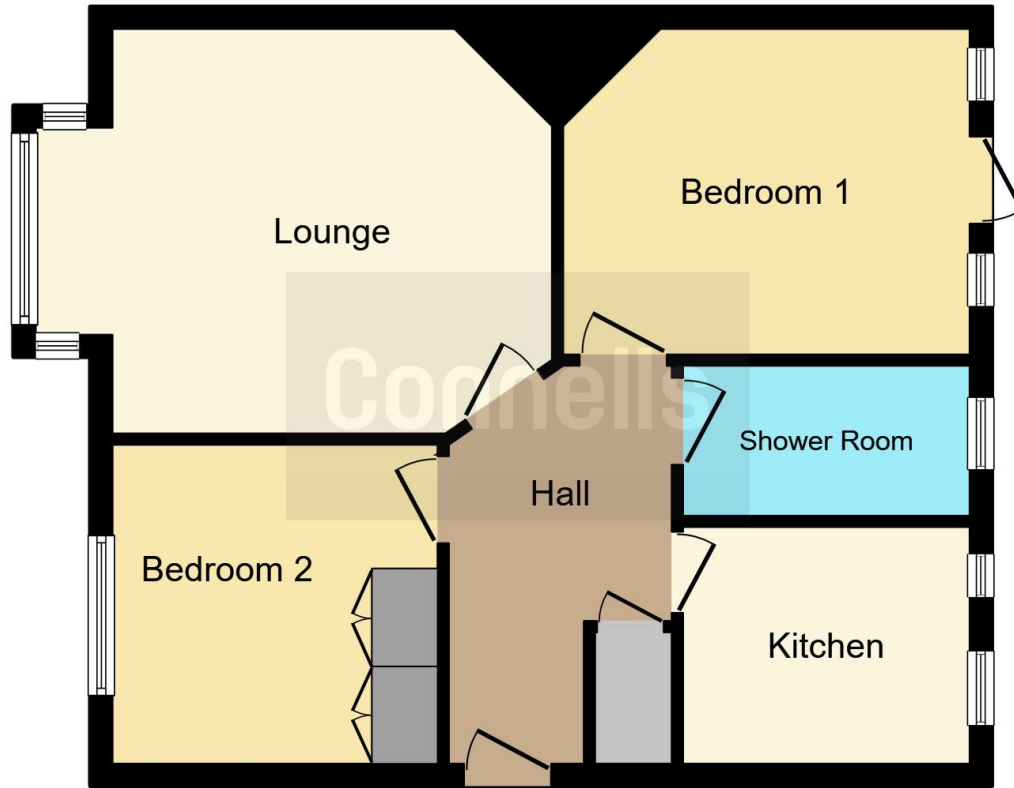
### Outside Front

Having a block paved drive and gate to side leading to rear.

### Outside Rear

Having a rear garden with patio and lawned area, a selection of plants and shrubs, a side gate to side leading to front.





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: D**

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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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