



Connells

Five Oaks Road
Willenhall



Auctioneer's Comments

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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 in Wolverhampton is offering for sale a CHAIN FREE semi detached home situated in a popular residential location. For further details please contact Connells Wolverhampton.

Externally this home gated off road parking and a pleasant rear garden, Internally there is an entrance hall, lounge, dining area/sitting area, spacious kitchen, ground floor guest wc, three bedrooms and fitted wet room.

The Location & Area

Situated in the Portobello area of Willenhall which has a fantastic selection of local shopping nearby. The M54, M6 motorways and the Black Country route are also close by. There is further selection of shopping within the areas of Willenhall and Wednesfield which includes Bentley Bridge retail park. Popular schools can also be found within close proximity.

Entrance Porch

French doors to front access, door to entrance hall.

Entrance Hall

Door to porch, stairs to first floor landing, central heating radiator.

Ground Floor Guest Wc

Low flush toilet, wall mounted wash basin, extractor fan, door to entrance hall.

Lounge

12' 7" x 10' into recess (3.84m x 3.05m into recess)

Double glazed patio doors to rear, gas fire with surround, opening to dining area/sitting area.

Dining Area/ Sitting Area

12' 1" x 10' 5" (3.68m x 3.17m)

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

Kitchen

15' 7" x 6' (4.75m x 1.83m)

Window to side and rear, door to rear access, central heating radiator, wall and base units with roll top work surfaces, wall mounted Vaillant boiler, single drainer sink unit, door to entrance hall.

First Floor Landing

Double glazed window to side, loft access, stairs to ground floor, doors to various rooms.

Bedroom One

13' 1" into bay x 10' into wardrobes (3.99m into bay x 3.05m into wardrobes)

Double glazed bay window to front, central heating radiator, built-in wardrobe, door to first floor landing.

Bedroom Two

12' x 10' into wardrobes (3.66m x 3.05m into wardrobes)

Double glazed window to rear, central heating radiator, built-in wardrobe, door to first floor landing.

Bedroom Three

8' 4" x 6' in wardrobes (2.54m x 1.83m in wardrobes)

Double glazed window to front, central heating radiator, built-in wardrobe, door to first floor landing.

Wet Room

Double glazed window to rear, fitted shower, low flush toilet, wall mounted wash basin, extractor fan, door to first floor landing.

Outside Front

Gated off road parking to front, paved area, gate to rear access, trees, plants and shrubs.

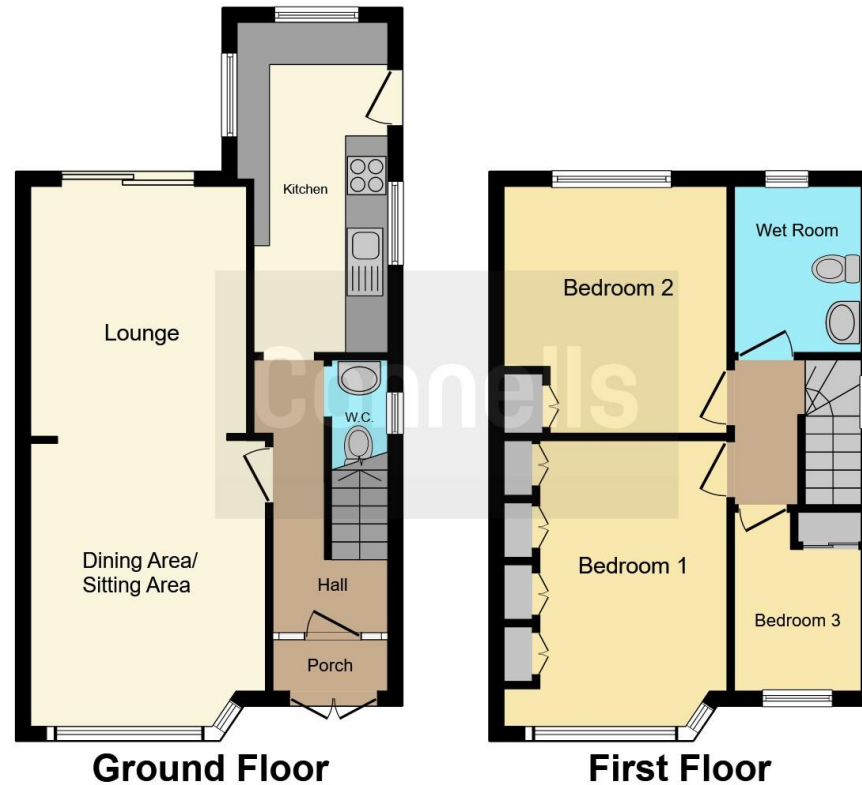
Outside Rear

Wooden built shed, gate to front access, lawned area, trees, plants and shrubs.









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

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/WVH330466

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.

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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