



Connells

Wootton Avenue
Wednesfield Wolverhampton



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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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 are proud to bring to the market this extended three bedroom semi detached family home on Wootton Avenue which boasts no onward chain and is available to purchase through the modern method of auction. Don't miss the opportunity to make this extended family home yours!

Internally the property comprises of a porch, entrance hallway leading to a through lounge / dining room and a sitting room. Completing the ground floor is a kitchen and garage. Heading upstairs you'll find three bedrooms and a family bathroom. Outside to the front is off road parking for ample vehicles, while the rear boasts from a generous rear garden.

The Location & Area

Wootton Avenue is conveniently located near New Cross Hospital, schooling, the M54 & M6 motorways, and a short commute to the i54 business park, making it an ideal home for families looking for both comfort and accessibility.

Approach

Set back from the roadside behind a block paved driveway.

Entrance Porch

Door to entrance hallway.



Entrance Hall

Radiator, ceiling light point, windows to the front, stairs rising to the first floor, storage cupboard with window and lighting and doors leading to the lounge and sitting room.

Lounge

15' 10" into bay x 11' 1" max (4.83m into bay x 3.38m max)

Double glazed window to the front, gas fireplace, two wall lights, ceiling light point and archway to dining room.

Dining Room

9' 1" x 9' 1" (2.77m x 2.77m)

Ceiling light point, radiator, archway to the lounge and sitting room and a double glazed sliding door to the rear garden.

Sitting Room

14' x 7' 11" (4.27m x 2.41m)

Double glazed window to the rear, radiator, ceiling light point, archway to the dining room and doors leading to the hallway and kitchen.

Kitchen

13' 11" x 6' (4.24m x 1.83m)

Matching wall and base units with sink and drainer with taps, plumbing point for washing machine, two ceiling light points, skylight window, wall mounted boiler, doors to the garage and sitting room, window to the rear and door to the garden.

First Floor Landing

Double glazed window to the side, loft access, wall light, airing cupboard housing the water tank and doors leading to all bedrooms and shower room.

Bedroom One

15' into bay x 10' into wardrobe (4.57m into bay x 3.05m into wardrobe)

Double glazed window to the front, ceiling light point, radiator and fitted wardrobes.

Bedroom Two

11' x 10' (3.35m x 3.05m)

Double glazed window to the rear, radiator and ceiling light point.

Bedroom Three

8' max x 7' max (2.44m max x 2.13m max)

Double glazed window to the front and ceiling light point.

Shower Room

Shower tray with shower over, low flush wc, wash hand basin , partly tiled walls, ceiling light point, extractor fan and a wall mounted heater.

Outside Rear

Lawn with central path, shrubbery, conifers to side and timber fencing.

Garage

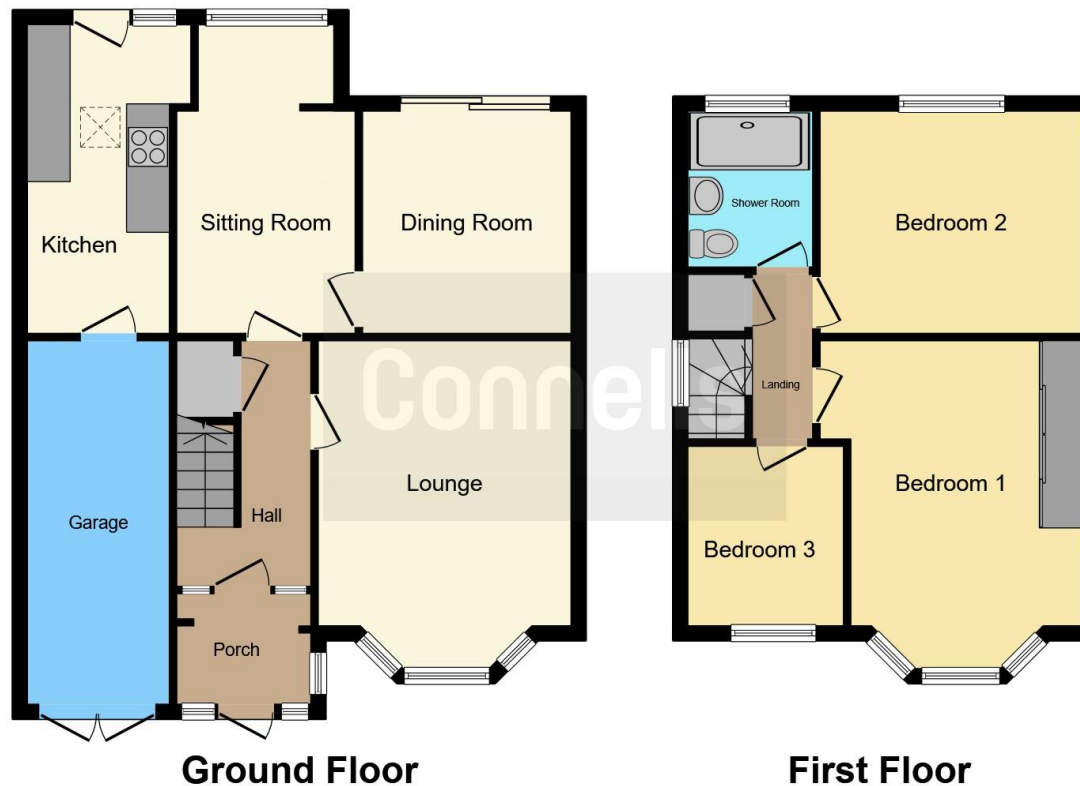
15' 1" x 7' (4.60m x 2.13m)

Double opening garage doors, power supply, lighting And door to the kitchen.









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: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WVH330782



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