



Connells
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FOR SALE

Connells

Carlton Avenue
Wednesfield 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 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

Connells Award Winning Estate Agents in Wolverhampton is offering for sale a CHAIN FREE traditional semi detached home situated on the ever popular Carlton Avenue noted for its sought after schools. For further details please contact Connells.

Externally there is off road parking, spacious garage and a large rear garden with does require attention. Internally there is entrance hall, lounge, dining room/sitting room, kitchen, two bedrooms and bathroom.

The Location & Area

Situated on the popular Carlton Avenue just a stone's throw away from the sought after D'Eyncourt School. The Cannock Road with links the M54 and M6 motorways are within close proximity along with shops, doctors, dentists and public houses with eateries. Wednesfields Bentley Bridge retail park and Wednesfield shopping centre along with New Cross hospital are nearby.

Entrance Hall

Double glazed door to front access, stairs to first floor landing, door to lounge.

Lounge

13' 1" into recess x 12' 5" into bay (3.99m into recess x 3.78m into bay)

Bay window to front, TV aerial point, gas fire with surround, central heating radiator, door to entrance hall, door to dining room/sitting room.

Dining Room/ Sitting Room

12' 4" x 10' 1" (3.76m x 3.07m)

Double glazed window to rear, open feature fireplace with surround, TV aerial point, door to kitchen, door to lounge lounge.

Kitchen

12' 7" x 5' 8" (3.84m x 1.73m)

Double glazed window to rear, double glazed door to side access, door to sitting room/storage room, wall and base units with roll top work surfaces, single drainer sink, tiled floor. Updating is required.

First Floor Landing

Double glazed window to side, large loft area with pull down ladders, boarded and lighting (ideal for conversion subject to relevant permissions), doors to various rooms.

Bedroom One

13' 2" into recess x 11' 2" (4.01m into recess x 3.40m)

Double glazed window to front, built-in wardrobes with wall mounted boiler, central heating radiator, TV aerial point, door to first floor landing.

Bedroom Two

12' 3" into wardrobe x 8' 1" (3.73m into wardrobe x 2.46m)

Double glazed window to rear, built-in wardrobes, central heating radiator, TV aerial point, door to first floor landing.

Bathroom

Panelled bath with fitted shower, low flush toilet, pedestal wash basin, part tiled walls, heated towel rail, central heating radiator, door to first floor landing.

Outside Front

Having off road parking to front.

Outside Rear

Large rear garden which is currently overgrown lawned area, selection of plants and shrubs and offers fantastic potential.

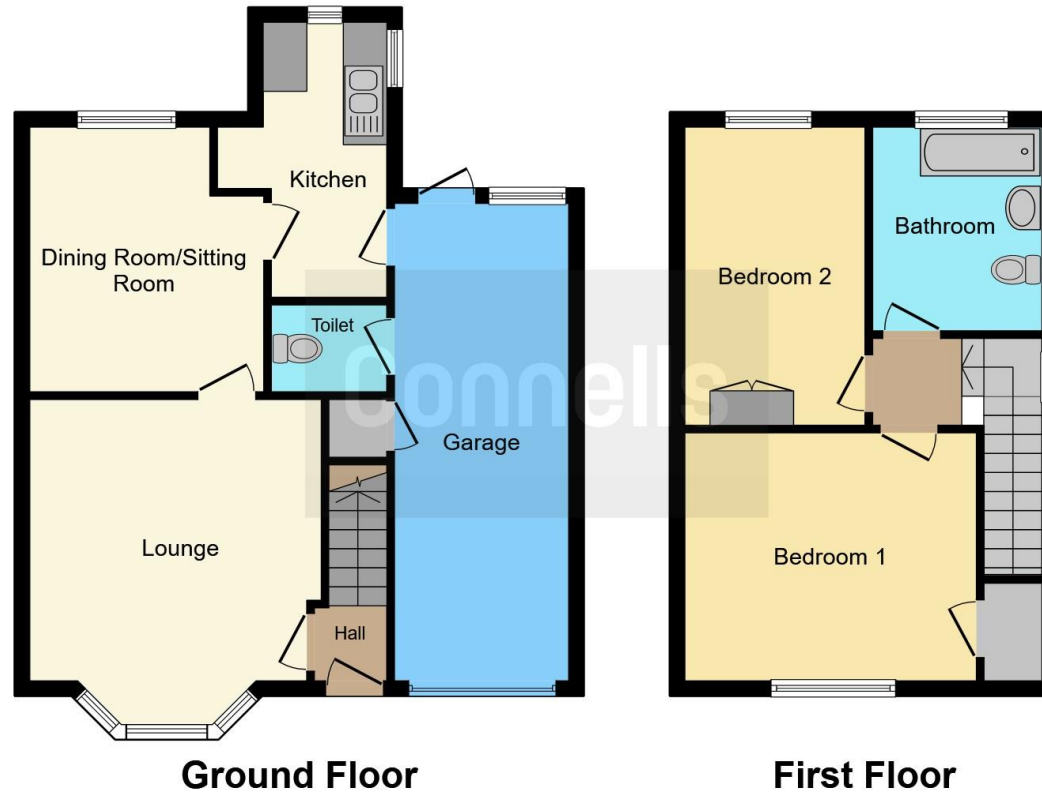
Garage

20' 6" x 8' (6.25m x 2.44m)

Conversion potential subject to relevant permissions. Up and over door to front, door and window to rear access, door to kitchen, storage cupboard.







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/WVH330925

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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