



Connells
connells.co.uk 01902 710 170
FOR SALE

Connells

Moathouse Lane East
Wednesfield Wolverhampton

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for sale guide price
£150,000



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 in offering for sale a CHAIN FREE mid terrace property situated on the popular Moathouse Lane East, conveniently located for popular schooling and shopping centres. For further details please contact Connells.

Externally this property has off road parking, spacious rear garden with entertainment patio area. Internally there is a generous lounge, kitchen diner, utility/home office, three bedrooms and fitted bathroom.

The Location & Area

Situated on the popular Moathouse Lane East which is conveniently located for Bentley Bridge retail park and Wednesfield shopping centres. Popular schooling, doctors, dentists, public houses and eateries are also within close proximity.

Entrance Hall

Door to front access, central heating radiator, stairs to landing, doors to various rooms,

Lounge

17' 5" x 10' 3" (5.31m x 3.12m)
Bow window to front, double glazed patio doors to rear, door to hall, gas fire.



Kitchen Diner

15' 5" x 9' 3" (4.70m x 2.82m)

Window and door to rear access, doors to various rooms, base units with roll top work surfaces, one and half drainer sink unit.

Utility/ Home Office

9' max x 5' 9" max (2.74m max x 1.75m max)

This area has various usage options. Doors to various rooms, storage cupboard.

First Floor Landing

Loft access, window to rear, stairs to ground floor, doors to various rooms, airing cupboard.

Bedroom One

13' 9" x 9' 7" (4.19m x 2.92m)

Window to front, central heating radiator, built-in wardrobe, door to first flooring.

Bedroom Two

11' 6" x 9' (3.51m x 2.74m)

Window to front, central heating radiator, built-in wardrobe, door to first flooring.

Bedroom Three

8' 9" x 7' 6" (2.67m x 2.29m)

Window to rear, central heating radiator, door to first flooring.

Bathroom

Two window to rear, low flush toilet, panelled bath, pedestal wash basin, central heating radiator, door to first flooring.

Outside Front

Having off road parking to front.

Outside Rear

Spacious area, paved patio area, fence, lawned area.







To view this property please contact Connells on

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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: C

view this property online [connells.co.uk/Property/WVH330136](https://www.connells.co.uk/Property/WVH330136)

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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