



Connells

Hyde Road
Wednesfield Wolverhampton

Hyde Road Wednesfield Wolverhampton WV11 3EU

for sale guide price
£160,000



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

Here is your chance to purchase a CHAIN FREE traditional semi detached home situated on the ever popular Hyde Road. This property does require full remodernisation and offers fantastic potential for a family home. For further details please contact the Award Winning Connells Wolverhampton.

Externally this home has ample off road parking, large rear garden with outbuildings and garage to side. Internally there is an entrance hall, ground floor guest wc with adjoining storage area, kitchen, lounge, dining room/sitting room, three bedrooms and fitted bathroom.

The Location & Area

Situated on the popular Hyde Road which links to the Lichfield Road with further links to Wednesfield and Bentley Bridge retail park. New Cross hospital, popular schooling, doctors, dentists and public houses are also within close proximity.

Entrance Porch

Door to front access, door to hall.

Entrance Hall

Door to porch, stairs to landing, central heating radiator, storage cupboard, doors to various rooms.

Lounge

11' 9" x 10' 2" into recess (3.58m x 3.10m into recess)

Double glazed patio doors to rear, gas fire, central heating radiator, door to entrance hall.

Dining Room/ Sitting Room

14' 1" into bay x 10' 2" (4.29m into bay x 3.10m)

Double glazed bay window to front, gas fire, door to entrance hall.

Kitchen

8' x 5' 8" (2.44m x 1.73m)

Double glazed window to side, base units, single drainer sink, central heating radiator, door to rear entrance, opening to hall.

Rear Entrance

Door to rear garden, door to kitchen, door to storage cupboard, door to ground floor wc.

Ground Floor Wc

Low flush toilet, door to rear entrance.

Storage Cupboard

Situated to the rear. Door to rear entrance.

First Floor Landing

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

Bedroom One

14' 7" into bay x 10' 2" (4.45m into bay x 3.10m)

Double glazed bay window to front, central heating radiator, door to first floor landing.

Bedroom Two

11' 9" x 10' 4" into recess (3.58m x 3.15m into recess)

Double glazed window to rear, central heating radiator, door to first floor landing.

Bedroom Three

7' x 5' 8" (2.13m x 1.73m)

Double glazed window to front, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to rear, low flush toilet, wall mounted wash basin, bath, shower, central heating radiator, wall mounted boiler, door to first floor landing. Refurbishment is required.

Outside Front

Off road parking to front, lawned area, access to rear garden.

Outside Rear

Large rear garden with a selection of trees, plants and shrubs, access to side.

Outside Store

Door to side, window to rear.

Outbuildings

Situated to the rear, Brick built outbuilding that requires remodernisation and offers fantastic potential.

Detached Garage

Situated to the rear. Updating is required.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved









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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331141



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH331141 - 0007