



**Connells**

Cranmore Road  
Off Tettenhall Road Wolverhampton



# Cranmore Road Off Tettenhall Road Wolverhampton WV3 9NN

for sale guide price  
**£190,000**



## 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 Wolverhampton bring to the market this CHAIN FREE three bedroom extended family property in a cul-de-sac location. In need of modernisation this property could make a fabulous family home. Viewing is highly recommended to fully understand this property and the works required.

The property comprises of entrance hall, lounge, extended dining room, extended kitchen, three bedrooms and bathroom. Externally there is a garage, driveway, front and rear gardens.

## The Location & Area

Set to the west of Wolverhampton City Centre just off the Tettenhall Road in choice popular established cul de sac with fantastic local amenities afforded by the city centre. West Park Hospital is approximately 3/4 of a mile away. There are prestigious local schools most noteworthy of which is Wolverhampton Girls High School, St Peters Collegiate Church of England School and close to Wolverhampton Grammar School. There are also a number of restaurants just a stone's throw away

## Entrance Hall

Door to front, stairs to first floor landing, door to lounge.

## Lounge

11' x 14' ( 3.35m x 4.27m )

Window to front, blow air heating, door to entrance hall, door to kitchen, door to dining room.

## Extended Dining Room

Window to rear, door to kitchen, door to lounge.

## Extended Kitchen

In need of modernisation. Window to side and rear, a range of wall and base units, doors to various rooms.

## First Floor Landing

Window to side, doors to various rooms.

## Bedroom One

10' 2" x 12' 8" ( 3.10m x 3.86m )

Window to front, door to first floor landing.

## Bedroom Two

7' 5" x 10' 8" ( 2.26m x 3.25m )

Window to rear, door to first floor landing.

## Bedroom Three

6' x 5' 9" ( 1.83m x 1.75m )

Window to front, door to first floor landing.

## Bathroom

Panelled bath, low flush toilet, pedestal sink, door to first floor landing.

## Garage

Up and over door to front, door to rear garden.

## Outside Front

Driveway, lawned area.

## Outside Rear

Enclosed rear garden which is mostly lawned with a range of plants, trees and shrubs.

## Agents Note

Please note this property has blow air heating.



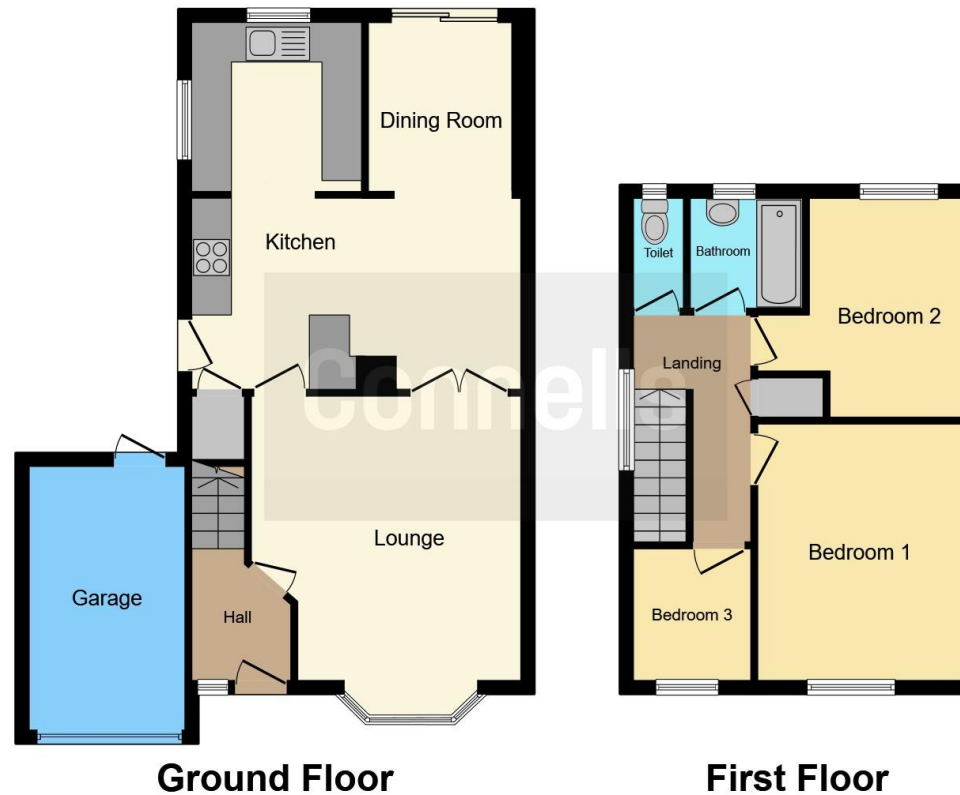












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

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**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH331502](http://connells.co.uk/Property/WVH331502)**



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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