



Connells

Cranmore Road
Off Tettenhall Road Wolverhampton

Cranmore Road Off Tettenhall Road Wolverhampton WV3 9NL

for sale guide price
£170,000



Property Description

Samuel Thorneywork from the award-winning Connells Wolverhampton branch is proud to present to the market this three bedroom semi detached family home situated just off the Tettenhall Road in a popular cul-de-sac location and boasts no onward chain.

Stepping inside you'll find an entrance hallway leading to a spacious lounge with adjoining dining room and kitchen. Upstairs provides three generously sized bedrooms, a shower room and benefits from having a separate WC.

Outside to the front is a front garden with mature tree and off-road parking for ample vehicles and benefits from a garage for additional parking or storage options. To the rear of the property is a well presented rear garden.

Cranmore Road is local to excellent schools, shops, bus routes, Wolverhampton City Centre and the popular West Park.

Don't miss your chance to view this fantastic family home with opportunity for modernisation. Call the Connells Wolverhampton branch today to book your viewing.

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.



Location And 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

Approach

Set back from the roadside in a cul-de-sac location with front garden and off-road parking with access to the main accommodation and garage.

Entrance Hallway

Stairs rising to the first floor, ceiling light point, radiator and door into the lounge.

Lounge

13' max x 13' max (3.96m max x 3.96m max)

Electric fireplace, double glazed window to the front, ceiling light point, two radiators, French doors into the dining room and doors into the hallway and kitchen.

Dining Room

9' 11" x 8' (3.02m x 2.44m)

French doors into the lounge, double glazed window to the rear and patio door to the rear garden, ceiling light point, radiator and access into the kitchen.

Kitchen

9' 10" max x 7' max (3.00m max x 2.13m

max)

Matching wall and base units with stainless steel sink and drainer with taps, plumbing point for washing machine, partly tiled walls, cupboard housing boiler, ceiling light point, radiator, pantry cupboard, double glazed window to the rear, access to the dining room and doors into the hallway and rear garden.

First Floor Landing

Double glazed window to the side, ceiling light point, loft access, airing cupboard housing the cylinder and doors leading to all bedrooms, shower room and WC.

Bedroom One

12' x 9' 11" (3.66m x 3.02m)

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

Bedroom Two

10' 11" x 7' 10" (3.33m x 2.39m)

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

Bedroom Three

9' 11" x 6' (3.02m x 1.83m)

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

Shower Room

Shower cubicle, wash hand basin, heated towel rail, tiled walls, ceiling light point and double glazed window to the rear.

Outside Rear

Paved patio area with lawn, mature trees and access to the garage.

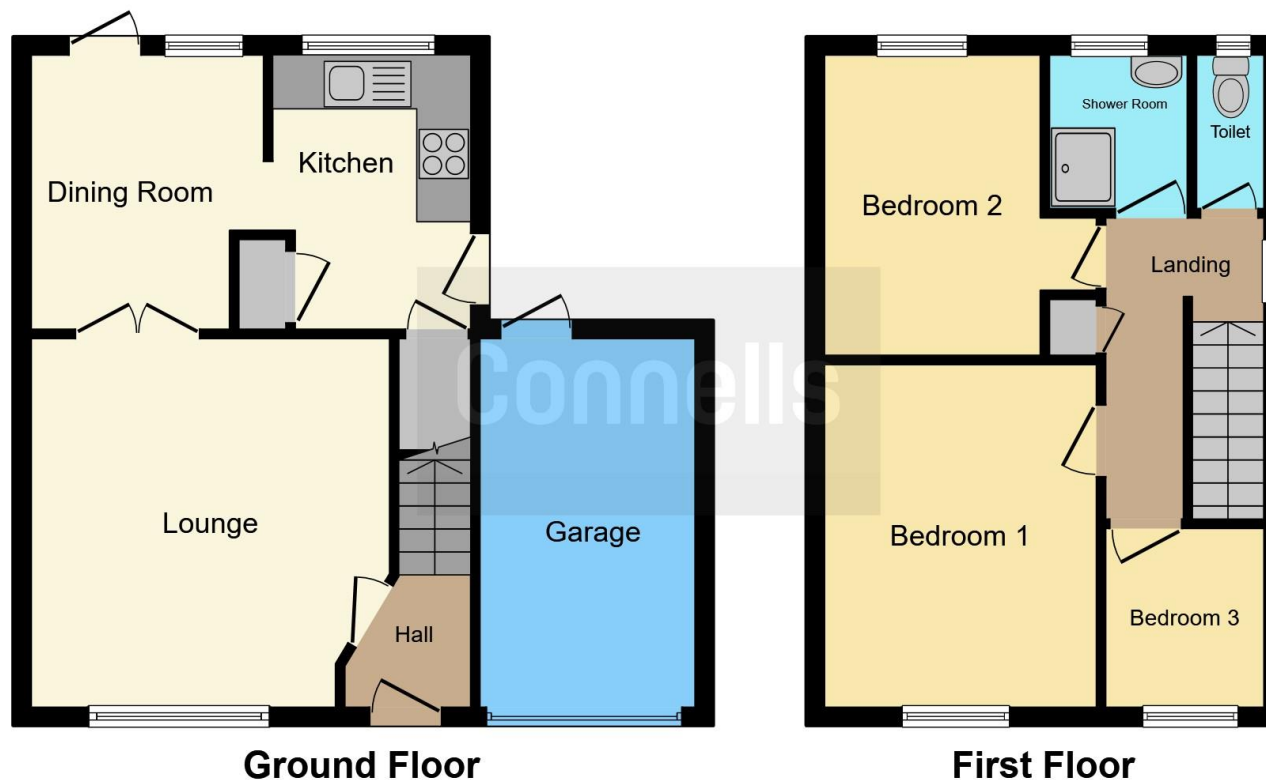
Garage

Up and over garage door, lighting and door to the rear garden









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

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