



Connells

Brooklime Gardens
Featherstone Wolverhampton

Brooklime Gardens Featherstone Wolverhampton WV10 7TW

for sale guide price
£135,000



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 is offering for sale a CHAIN FREE modern build detached home situated in a popular cul-de-sac location within the area of Featherstone. This property does require remodernisation and offers fantastic potential for a first time buyer or investment property. For further details please contact Connells Wolverhampton.

Externally the home has off road parking, front and rear gardens. Internally there is a lounge, entrance hall, kitchen diner, two bedrooms and bathroom.

The Location & Area

Situated in a popular cul-de-sac location on a modern build in Featherstone which offers fantastic commuting access to the M54 and M6 motorways. Shopping, doctors, dentists, public houses are also within close proximity.

Entrance Hall

Door to front access, stairs to first floor landing, doors to lounge, central heating radiator.



Lounge

13' 6" x 10' 6" (4.11m x 3.20m)

Bow window to front, door to hall, door to kitchen, central heating radiator.

Kitchen Diner

13' 7" x 8' (4.14m x 2.44m)

Two windows to rear, door to side, door to lounge, pantry storage cupboard, wall and base units with square edge work tops, central heating radiator, single drainer sink unit.

First Floor Landing

Window to side, loft access, stairs to ground floor, doors to various rooms.

Bedroom One

13' 8" max narrowing to 10' 6" min x 10' 2" (4.17m max narrowing to 3.20m min x 3.10m)

Two windows to front, built-in wardrobe, airing cupboard, door to first floor landing.

Bedroom Two

9' 1" x 7' 4" (2.77m x 2.24m)

Window to rear, central heating radiator, door to first floor landing.

Bathroom

Window to rear, panelled bath, pedestal wash basin, low flush toilet, central heating radiator, door to first floor landing.

Outside Front

Off road parking to front, lawned area.

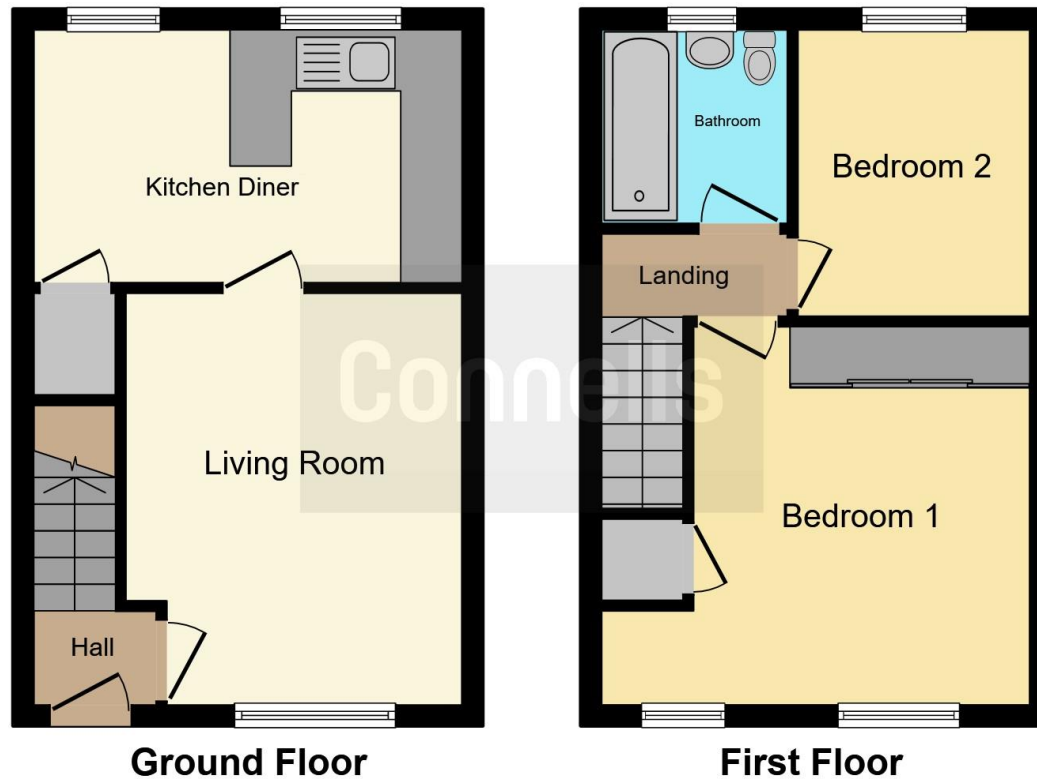
Outside Rear

Lawned area, trees, plants and shrubs, patio area.









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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 WOLVERHAMPTON WV1 4EX

EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331425



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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