



Connells

Bruford Road
Penn Fields Wolverhampton



Property Description

Connells Wolverhampton brings to the market this purpose built one bedroom ground floor maisonette.

This property benefits from being on the ground floor which offers easy access. Comprising of entrance hall, large open lounge/ diner/ kitchen, bedroom with en-suite shower room and a separate wc suitable for guests. Externally to the front there is a communal garden to the front and a communal rear garden.

The property is conveniently located for access into Wolverhampton City Centre and further afield.

Don't miss your chance to arrange your viewing as viewings are highly recommended. Call the Connells Wolverhampton branch today.

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 south west of Wolverhampton City centre in the Penn Fields area, this property is ideally placed for access to Wolverhampton rail station, Birmingham New Road and the A449 route for commuting links.

Approach

Set back from the roadside with a path leading upto the accommodation.

Entrance Hallway

Doors leading to the WC and lounge/kitchen.

Lounge Kitchen

19' 11" max x 8' 5" max (6.07m max x 2.57m max)

Double glazed window to the front, ceiling light point, ceiling spotlights, integrated electric oven, electric hob with extractor above, inset stainless steel with sink and drainer with mixer tap, plumbing point for washing machine and doors to the hallway and bedroom.

Bedroom

11' 7" x 8' 4" (3.53m x 2.54m)

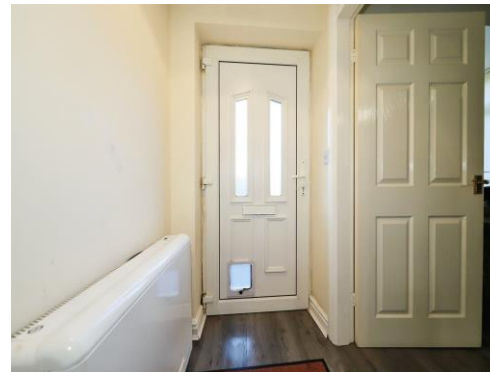
Double glazed window to the rear, electric storage heater, storage cupboard and door to the en-suite and lounge/kitchen.

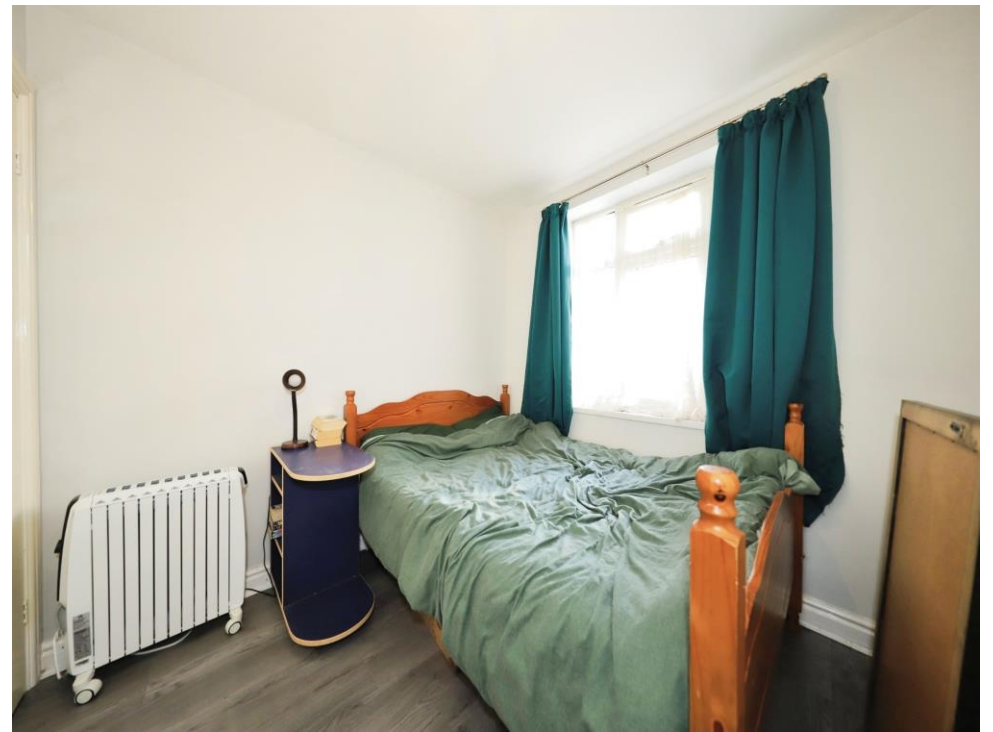
En-Suite

Shower cubicle, wash hand basin unit, partly tiled walls and ceiling light point.

Outside

Shared front and rear gardens









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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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH331241

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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