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**FOR SALE**

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**Connells**

Hordern Road  
Whitmore Reans Wolverhampton



# Hordern Road Whitmore Reans Wolverhampton WV6 0HQ

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

Connells Wolverhampton are delighted to bring to the market this deceptively spacious three bedroom end terrace property close to popular transport access links. Benefiting from NO ONWARD CHAIN this property should be viewed in order to fully appreciate.

The property comprises of entrance hall, lounge, dining room, kitchen, family bathroom and three bedrooms. Externally there is courtyard style garden to front and enclosed rear garden.

## The Location & Area

Set to the North West of Wolverhampton City Centre with easy access to A449 and adjoining M54 motorway. Only a short drive from Wolverhampton race course and the local Tettenhall Village shopping facilities. Ideally placed for the city centre and rail station which is approximately a mile away with numerous local schools.

## Entrance Hall

Double glazed door to front, doors to various rooms.

## Lounge

13' 9" x 9' 6" ( 4.19m x 2.90m )

Double glazed window to front, central heating radiator, door to entrance hall.

## Dining Room

11' 5" x 12' 11" ( 3.48m x 3.94m )

Double glazed window to rear, open to kitchen, door to entrance hall, stairs to first floor landing.

## Kitchen

9' 4" x 7' 5" ( 2.84m x 2.26m )

Double glazed window to side, a range of wall and base units, plumbing for various appliances, inset sink, space for fridge freezer, double glazed door to side leading to rear garden.

## Bathroom

Double glazed window to side, panelled bath, electric shower, heated towel rail, extractor fan, low flush toilet, pedestal sink.

## First Floor Landing

Doors to various rooms.

## Bedroom One

11' 5" x 12' 11" ( 3.48m x 3.94m )

Two double glazed windows to front, central heating radiator, door to first floor landing.

## Bedroom Two

11' 7" x 10' ( 3.53m x 3.05m )

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

## Bedroom Three

9' 4" x 7' 7" ( 2.84m x 2.31m )

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

## Outside Front

Courtyard style garden to front.

## Outside Rear

Enclosed rear garden.

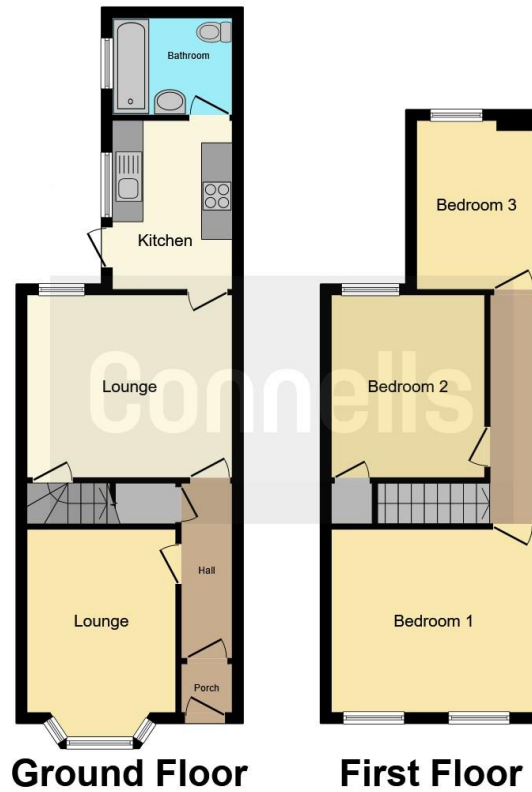












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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81-83 Darlington Street  
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**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WVH332000](http://connells.co.uk/Property/WVH332000)



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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