



Connells

Beech Road
Willenhall



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 Award Winning Estate Agents in Wolverhampton is offering for sale a traditional detached bungalow available with NO UPWARD CHAIN and conveniently located for local park, shopping and the Black Country route. This wonderful home has the potential to be refurbished, extended or redeveloped all subject to relevant permissions. This property offers fantastic potential, contact Connells to arrange a viewing.

The property comprises entrance hall, lounge, fitted kitchen, lean to, two bedrooms, shower room and attic area ideal for conversion subject to relevant permissions. Externally there is ample off road parking, front and large rear garden which requires viewing to fully appreciate.

The Location & Area

Situated on the popular Beech Road, a sought after location close to local park. Doctors, dentists, public houses and schools and shopping can be found within Willenhall and Wednesfield.

Entrance Hall

Double glazed door to front access, central heating radiator, doors to various rooms.

Lounge

13' 3" x 12' (4.04m x 3.66m)

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

Kitchen

10' 9" x 7' 3" (3.28m x 2.21m)

Stable style door to lean to, a selection of fitted wall and base units, pantry storage cupboard, central heating radiator, part brick effect tiled walls, sink unit, access to entrance hall.

Bedroom One

14' 4" x 12' into bay (4.37m x 3.66m into bay)

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

Bedroom Two

11' x 8' (3.35m x 2.44m)

Double glazed window to rear, central heating radiator, built in wardrobe, door to entrance hall.

Attic Area

Ideal for conversion subject to relevant permissions. Window to front access, eaves storage, pull down ladders leading to entrance hall.

Shower Room

Double glazed window to side, shower cubicle, wall mounted wash hand basin, low flush toilet, boiler, vanity unit, door to entrance hall.

Lean To Area One

15' 7" x 5' 6" (4.75m x 1.68m)

Refurbishment is required. Windows to rear, doors to various rooms, central heating radiator within the storage cupboard.

Lean To Area Two

13' x 5' 6" (3.96m x 1.68m)

Refurbishment is required. Windows and door to rear access.

Outside Front

Off road parking to front, bordering brick built wall, lawned area, gate to rear access.

Outside Rear

Viewing is highly recommended to appreciate the potential. Large lawned area, selection of trees, plants and shrubs, gate to front access.

Detached Wooden Build Garage

Situated to the side of the property. Access to front and access to rear.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









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: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH329370



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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Property Ref: WVH329370 - 0004