



Connells

Lucknow 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

The Award Winning Connells Wolverhampton branch are delighted to bring to the market this extended three bedroom detached family home situated in the popular area of Willenhall and boasts NO ONWARD CHAIN.

Entering into the property you are greeted with a hallway leading to two reception rooms which could be used as a lounge and dining room. To the rear is a well appointed kitchen with adjoining utility room with access to a ground floor wc. Heading upstairs you will find three generous sized bedrooms with a family bathroom. Outside to the front is off road parking and carport, whilst to the rear is a large rear garden with potential for a building plot subject to the necessary planning permissions

The Location & Area

Situated close to the popular Pool Hayes Lane conveniently located for the sought after Broad Lane South. There is a selection of local shopping at Stubby Lane, Pool Hayes and the ever popular Bentley Bridge retail park. Pool Hayes school along with other popular schools in close proximity.

Approach

Set back from the roadside behind off road parking and carport.

Entrance Porch

Double glazed window, door to entrance hall.



Entrance Hall

Stairs rising to first floor, ceiling light point, doors to lounge and dining room.

Dining Room

12' max x 11' 9" max (3.66m max x 3.58m max)

Double glazed window to front and rear, ceiling light point, central heating radiator, gas fireplace.

Lounge

11' 9" x 11' 9" (3.58m x 3.58m)

Double glazed window to front, gas fireplace, ceiling light point, pantry cupboard with window to rear, and lighting.

Kitchen

9' 9" x 8' 9" (2.97m x 2.67m)

Matching wall and base units with stainless steel sink and drainer with taps, plumbing for washing machine, part tiled walls, ceiling light point, two double glazed windows to side, doors to lounge, utility and ground floor wc.

Utility

7' 8" x 6' (2.34m x 1.83m)

Power supply, double glazed window, ceiling light point, door to kitchen and rear garden.

Ground Floor Wc

Low flush wc, ceiling light point, part tiled walls, double glazed window to rear.

First Floor Landing

Double glazed window to rear, two ceiling light point, doors to various rooms.

Bedroom One

12' max x 12' max (3.66m max x 3.66m max)

Double glazed window to front, central heating radiator, ceiling light point.

Bedroom Two

11' 10" max x 11' 10" max (3.61m max x 3.61m max)

Double glazed window to front, ceiling light point, built-in cupboard with loft access, central heating radiator, airing cupboard housing boiler.

Bedroom Three

9' 8" x 7' 7" (2.95m x 2.31m)

Double glazed window to rear, central heating radiator, ceiling light point.

Bathroom

Panelled bath with low flush wc, wash hand basin, part tiled walls, central heating radiator, double glazed window to side.

Outside Rear

Paved patio area with central path leading to a large lawned area, access to carport, coal house and side gate.

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.









Ground Floor

First Floor

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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH331115



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH331115 - 0004