



Connells

Lichfield House Lichfield Road
Willenhall

Lichfield House Lichfield Road Willenhall WV12 5AB

for sale guide price
£70,000



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 Award Winning Estate Agents in Wolverhampton is offering for sale a CHAIN FREE ground floor flat situated just off Lichfield Road. For further details please contact Connells.

Externally there is off road parking. Internally there is a security communal entrance hall, entrance hall, lounge kitchen. bedroom & shower room.

The Location & Area

Situated off Lichfield Road where there is a fantastic selection of local shopping, public houses, eateries and sought after schools within close proximity.

Communal Entrance

Communal door to front with push button entry system to front access, doors to various rooms.

Entrance Hall

Door to communal entrance hall, laminate floor, doors to various rooms, wall mounted phone entry system, storage cupboard.

Lounge Kitchen

23' 3" x 11' 4" (7.09m x 3.45m)

Double glazed french doors to rear, two double glazed windows to side, a selection of fitted wall and base units with roll top work surfaces, one and half drainer sink unit, spotlights to ceiling, electric hob, oven and extractor, laminate floor, door to inner hall.

Bedroom

12' 1" x 10' (3.68m x 3.05m)

Double glazed window to rear, wall heater, door to entrance hall.

Shower Room

Double glazed window to side, walk-in shower area, low flush toilet, pedestal wash basin, tiled floor, door to entrance hall.

Outside

Having one allocated parking space to front.

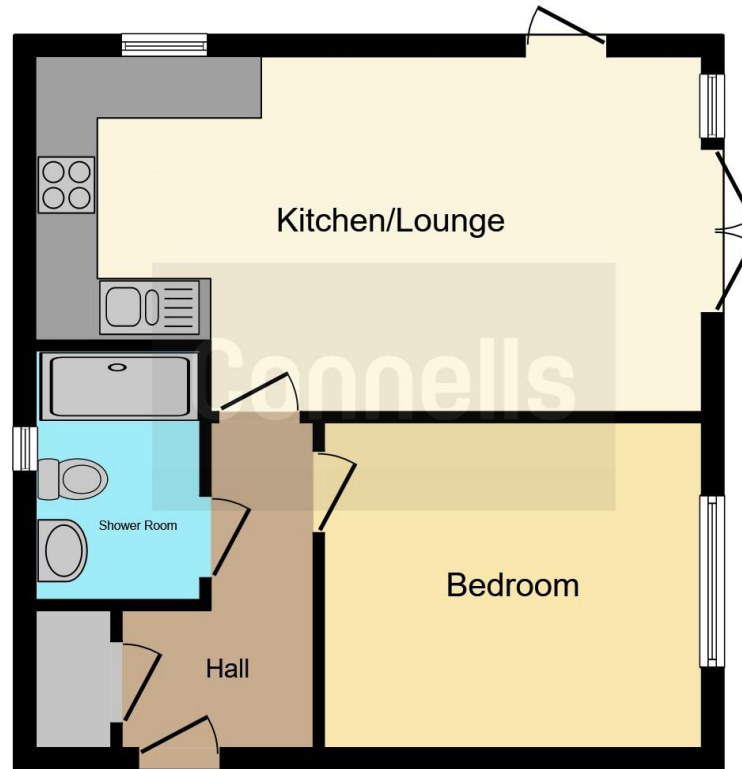
Agents Note

Please note the property has had some internal flood damage which means the property may not be mortgagable. Viewing is recommended and view the photos supplied.









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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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: A

Service Charge: 575.00 Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH331882

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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