



**Connells**

Rugby Street  
Whitmore Reans Wolverhampton

# Rugby Street Whitmore Reans Wolverhampton WV1 4PF

for sale guide price  
**£135,000**



## 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 brings to the market this generously proportioned three bedroom traditional bay fronted property. This property maybe of particular interest to investment buyers as this maybe suitable for uses as a HMO subject to planning permission or there maybe and opportunity to add value by conducting cosmetic works. The property may also be suitable for first time buyers and offers fantastic access into Wolverhampton City Centre which is just a short distance away.

The property comprises of a entrance hall, separate lounge, separate dining room, kitchen, three good sized bedrooms, family bathroom and a rear garden.

## Location And Area

Situated just a stone's throw away from Wolverhampton City centre and University, there is a selection of junior schools and local shopping nearby as well as Asda and West Park also close by.

## Entrance Hall

Door to front access, stairs to first floor landing, doors to various rooms.

## Lounge

11' 9" plus bay x 10' 5" ( 3.58m plus bay x 3.17m )

Radiator, door to entrance hall, bay window to front, door to entrance hall.



## Dining Room

10' 8" x 15' 4" ( 3.25m x 4.67m )

Radiator, gas fire, glazed window to rear, door to kitchen, door to entrance hall.

## Kitchen

8' 8" x 9' 3" ( 2.64m x 2.82m )

Double glazed window to side, wooden door to side, stainless steel drainer sink, range of wall and base units, space for fridge freezer, space for cooker.

## First Floor Landing

Doors to various rooms, stairs to entrance hall, airing cupboard.

## Bedroom One

13' 9" x 11' 9" ( 4.19m x 3.58m )

Two glazed sash windows to front, radiator, door to landing.

## Bedroom Two

15' 5" x 8' 7" ( 4.70m x 2.62m )

Double glazed window to rear, radiator, door to landing.

## Bedroom Three

8' 7" x 6' 5" ( 2.62m x 1.96m )

Double glazed window to rear, radiator, door to landing.

## Family Bathroom

Double glazed window to rear, panelled bath, low flush toilet, radiator, pedestal sink.

## Outside Rear

Two outbuildings to rear suitable for storage use, enclosed rear garden with shared access to a shared walk way.







To view this property please contact Connells on

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**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: D    Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH332683](https://connells.co.uk/Property/WVH332683)**



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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