



**Connells**

Ecclestone Road  
Ashmore Park Wolverhampton



# Ecclestone Road Ashmore Park Wolverhampton WV11 2QG

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 bring to the market this three bedroom mid-terraced property in a popular residential location. Benefiting from an abundance of internal space and being chain free this property should be viewed in order to appreciate.

The property comprises of an entrance hall, lounge, kitchen diner, three bedrooms, family bathroom, and a downstairs wc. To the rear there is a timber constructed lean to as well as front and rear gardens.

Viewing is highly recommended to appreciate the accommodation on offer.

## Location And Area

Situated on the ever popular Ashmore Park development just a stone's throw away from sought after schools and bus routes with links to Wednesfield and Wolverhampton City centre. Ashmore Park has an abundance of local eateries, public houses, shopping, doctors, dentists with many other facilities. The popular Bentley Bridge retail park are also close by along with New Cross hospital.

## Entrance Hall

Double glazed door to front, stairs access, doors to various rooms.

## Lounge

17' 11" x 10' 10" ( 5.46m x 3.30m )

Double glazed window to front and rear, electric fire, radiator, door to rear garden, door to entrance hall.





### Kitchen Diner

17' 10" x 9' 11" ( 5.44m x 3.02m )

Window to front and rear, range of wall and base units, space for appliances, door to rear entrance hall.

### Downstairs Wc

Low flush toilet, wash hand basin, door to entrance hall.

### Timber Lean To

6' 1" x 15' 2" ( 1.85m x 4.62m )

Single glaze glass, door to garden.

### First Floor Landing

Doors to various rooms.

### Bedroom One

11' 8" x 10' 1" ( 3.56m x 3.07m )

Double glazed window to rear, door to landing.

### Bedroom Two

10' x 11' 1" ( 3.05m x 3.38m )

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

### Bedroom Three

7' 9" x 8' 1" ( 2.36m x 2.46m )

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

### Bathroom

Double glazed window to front, panelled bath, radiator, low flush toilet, door to landing.

### Outside Front

Lawned garden with a range of mature plants, trees and shrubs and a paved pathway.

### Outside Rear

Enclosed rear garden, lawned surrounded by a range of panelled fencing and mature plants, trees and shrubs.

### Agents Note

Please note this property is a non standard construction which may affect mortgage lending, please seek legal advice before incurring any costs.



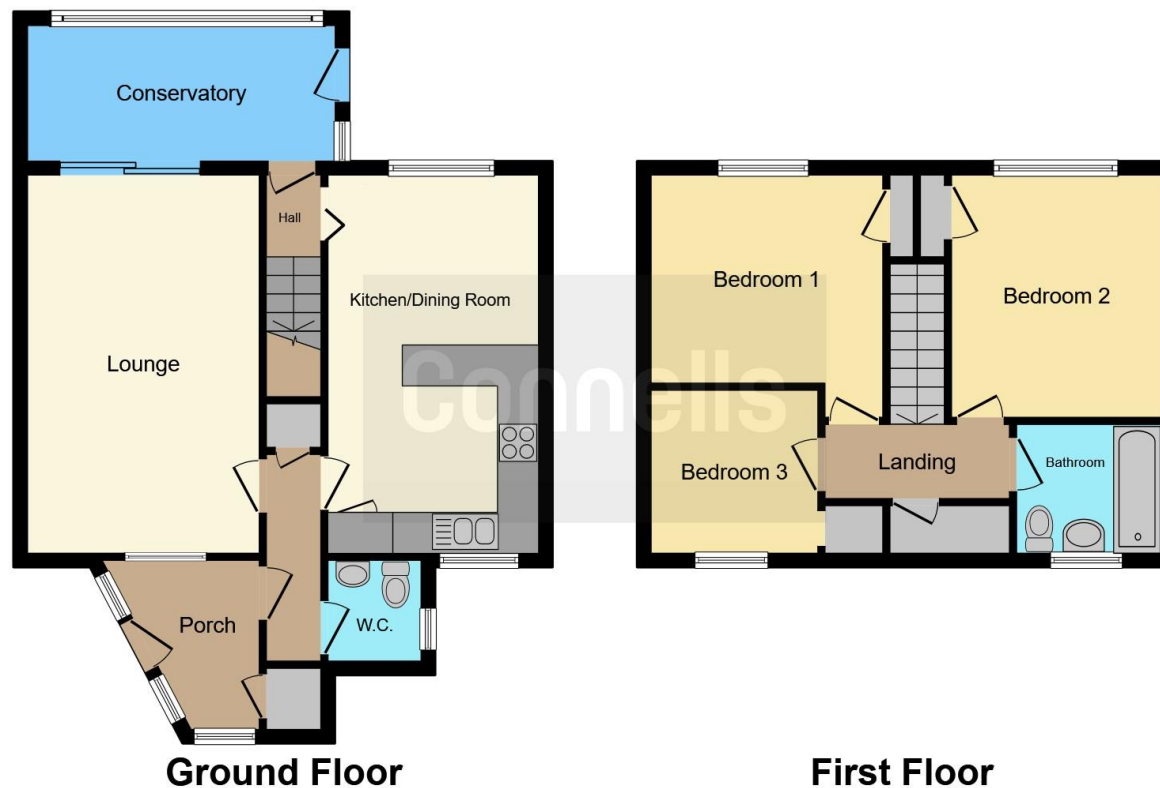












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH332641](http://connells.co.uk/Property/WVH332641)**



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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