



Connells

Dovedale Road
Ettingshall Park Wolverhampton

Dovedale Road Ettingshall Park Wolverhampton WV4 6RE

for sale guide price
£195,000



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 branch have the delight on bringing to the market this three bedroom semi-detached family home situated on the popular Dovedale Road in Ettingshall Park and boasts no onward chain.

Internally the property comprising of having a porch leading to and inviting entrance hallway, lounge, dining room, well appointed kitchen, lobby area, garage. On the first floor there are three bedrooms and a family bathroom.

Externally there is off road parking to front, front garden and an enclosed rear garden.

This property requires modernisation and would be an ideal family home with those looking to put their own stamp on the property.

Viewings are highly recommended to appreciate the accommodation on offer.

Location And Area

Situated on the ever popular Ettingshall Park Estate which offers fantastic commuting access to the Birmingham New Road with links to Birmingham City centre, Dudley and Wolverhampton. There is a selection of schools, doctors and dentists nearby as well as shopping within neighbouring areas.

Approach

Off road parking to front and front garden.



Porch

Wall light, door to entrance hallway.

Entrance Hall

Storage cupboard, electric heater.

Lounge

13' 2" max x 11' 4" max (4.01m max x 3.45m max)

Double glazed window to front, electric fireplace, two wall lights.

Dining Room

11' 5" x 10' 10" max (3.48m x 3.30m max)

Double glazed sliding doors.

Kitchen

9' 7" x 6' 9" (2.92m x 2.06m)

Array of wall and base units, stainless steel sink and drainer, plumbing point for washing machine, space for fridge freezer, electric cooker point, extractor hood, partly tiled walls, double glazed window to rear, doors to hallway and lobby.

Lobby

door to rear garden, garage and kitchen

Kitchen Floor Landing

Loft access, doors to various rooms.

Bedroom One

13' 7" max x 11' 5" (4.14m max x 3.48m)

Double glazed window to front, electric heater.

Bedroom Two

11' 5" max x 11' max (3.48m max x 3.35m max)

Double glazed window to rear, electric heater.

Bedroom Three

8' x 7' 8" (2.44m x 2.34m)

Double glazed window to front, electric heater.

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, partly tiled walls, cupboard housing the water tank, electric heater, wall mounted heater, double glazed window to rear.

Outside Rear

Paved patio area with steps to the lawn and central path, steps leading down to side gate access, mature trees and a timber shed with contents included.

Garage

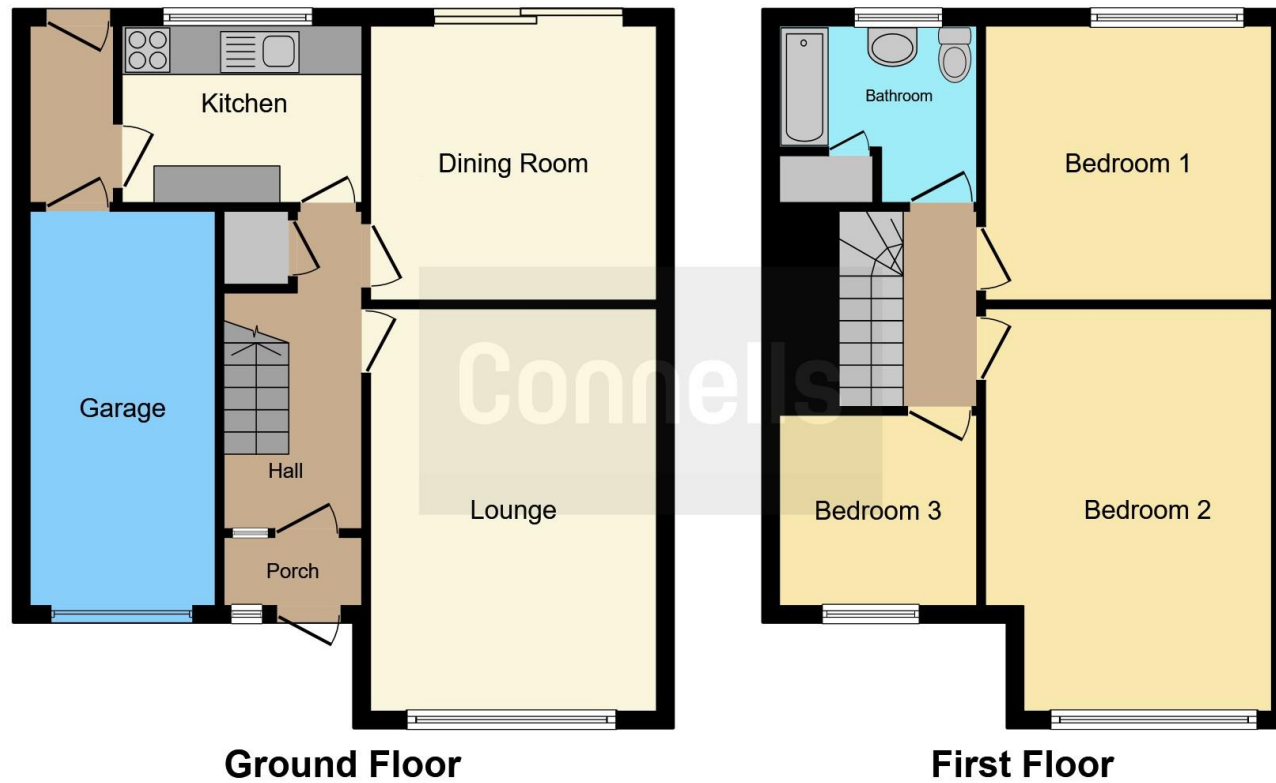
14' 10" x 7' 5" (4.52m x 2.26m)

Electric roller shutter door, shelving, power supply.









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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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

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