



Connells

West Avenue
Wednesfield Wolverhampton

West Avenue Wednesfield Wolverhampton WV11 1PY

for sale guide price
£145,000



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.

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Property Description

Connells Wolverhampton are pleased to present this traditional mid terrace home and comes to the market this NO UPWARD CHAIN. Close to New Cross hospital, this property offers fantastic potential and requires renovation. Please call Connells today to book a viewing.

The property comprises of entrance hall, lounge, kitchen diner, three bedrooms and bathroom. Externally there is off road parking to front and a large rear garden.

The Location & Area

Situated on the popular West Avenue which is just a stone's throw away from shopping within the areas of Wednesfield and Bentley Bridge Retail Park. New Cross Hospital, popular schooling and Amos Lane is also relatively nearby.

Entrance Hall

Double glazed door to front, stairs to first floor landing, central heating radiator.

Lounge

16' 2" x 11' 1" into recess (4.93m x 3.38m into recess)

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

Kitchen

Two double glazed windows to front, window to rear, a range of wall and base units with work surfaces, sink and drainer, central heating radiator, store cupboard.

First Floor Landing

Double glazed window to rear, loft access, central heating radiator, doors to various rooms.

Bedroom One

11' 2" x 11' 1" max into wardrobe (3.40m x 3.38m max into wardrobe)

Double glazed window to front, central heating radiator, fitted wardrobe, storage cupboard with window to front, door to first floor landing.

Bedroom Two

13' 6" max x 8' 7" max (4.11m max x 2.62m max)

Double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Three

10' 6" x 7' 2" plus recess (3.20m x 2.18m plus recess)

Double glazed window to rear, central heating radiator, door to first floor landing.

Bathroom

Window to rear, wc, wash hand basin, bath with mixer taps, central heating radiator, door to first floor landing.

Outside Front

Driveway to front.

Outside Rear

Gated side access, overgrown rear garden.









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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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333493



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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