



Connells

Swinford Road
Park Village Wolverhampton

Swinford Road Park Village Wolverhampton WV10 9AP

for sale guide price
£140,000



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 have the delight to bring to the market his chain free, three bedroom semi-detached family property in need of renovation. Benefiting from an abundance of internal and external space this property offers the opportunity to create a fantastic family home.

The property comprises of an entrance hall, lounge, dining room, kitchen and downstairs wc. On the first floor there are three bedrooms and a family bathroom.

Externally there is a large concrete print driveway to the front and a lean to. To the rear there is a good sized enclosed rear garden which is mostly lawned surrounded by a range of fencing and solar panels to the rear of the property which the vendor advises are owned.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated just off the Cannock Road which offers fantastic commuting access to Wolverhampton, Wednesfield and M6 and adjoining M54 motorways.

Entrance Hall

Double glazed door to front, stairs access, door to lounge.

Lounge

12' 9" x 13' 2" (3.89m x 4.01m)

Double glazed window to front, radiator, door to entrance hall, door to dining room.

Dining Room

10' 5" x 10' 10" (3.17m x 3.30m)

Double glazed sliding door to rear, open to kitchen, door to lounge.

Kitchen

9' 11" x 4' 11" (3.02m x 1.50m)

Double glazed window to rear, range of wall and base units with space for appliances and door to side.

Lean To

Door to front, door to downstairs wc, storage cupboard.

Downstairs Wc

Low flush toilet, door to lean to.

First Floor Landing

Doors to various rooms, double glazed window to side.

Bedroom One

12' 11" x 9' 10" (3.94m x 3.00m)

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

Bedroom Two

10' x 9' 11" (3.05m x 3.02m)

Double glazed window to rear, door to landing.

Bedroom Three

6' 11" x 5' 11" (2.11m x 1.80m)

Double glazed window to rear, door to landing.

Family Bathroom

Double glazed window to front, panelled bath, heated towel rail, low flush toilet, door to landing.

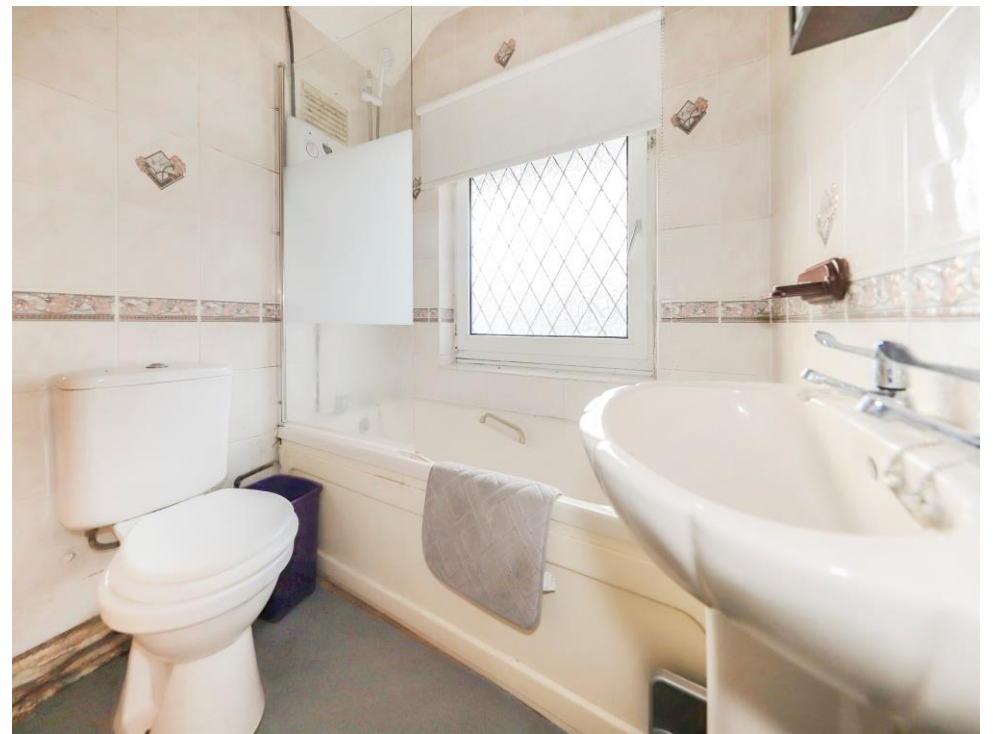
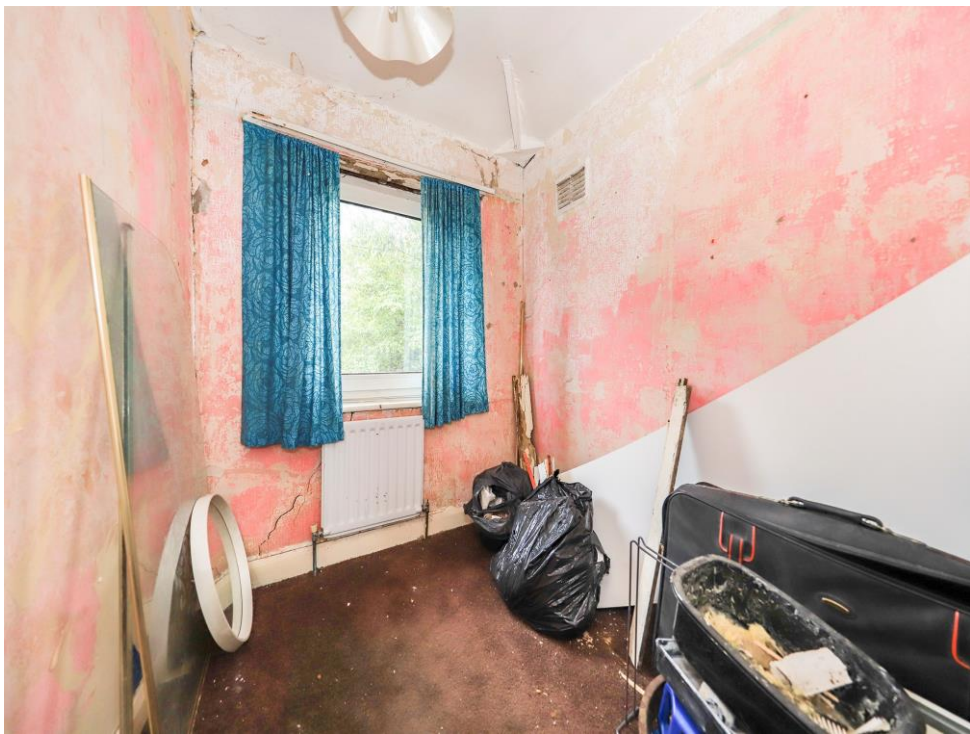
Outside Front

Large concrete print driveway and side access to lean to.

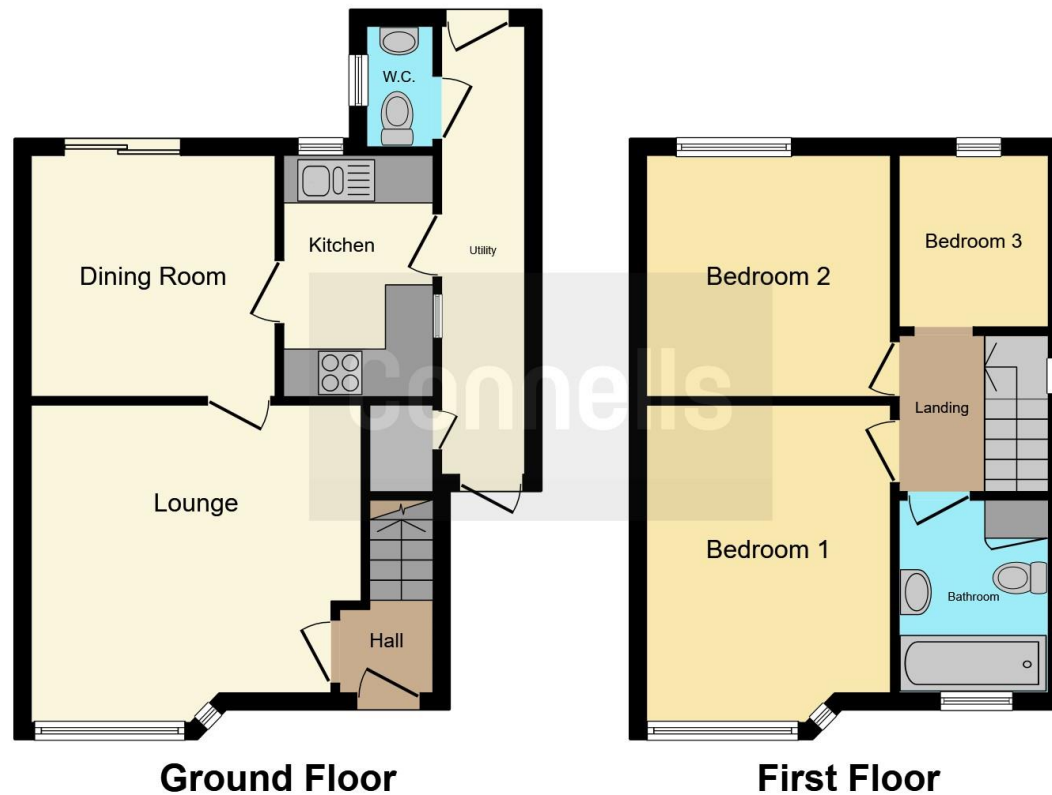
Outside Rear

Good sized enclosed rear garden, mostly lawned with a range of mature plants, trees and shrubs, panelled fencing, timber constructed shed.









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: Awaited
 Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333519



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