





Property Description

Connells Wolverhampton bring to the market this fantastic three bedroom semi-detached family property in a popular residential location. Internally and externally the property has been maintained to a very very good standard and really must be viewed in order to appreciate.

The property comprises of entrance hall, lounge, dining room, kitchen, three bedrooms, and a family bathroom. Externally there is a generous driveway to front and lawned area and a good sized enclosed rear garden. Additionally there is a useful side entry that could be used as a utility area or various use room subject to building regulations.

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.

Location And Area

Set to the south east of Wolverhampton City Centre in the Bilston area within walking distance to the pleasant views of Rocket Pool. The property is a short distance away from Coseley Rail Station, there are numerous local schools and has ideal for access to both Wednesbury and Wolverhampton with easy access to Black Country New Road for commuting links.

Entrance Hall

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

Lounge

14' 5" x 12' 3" (4.39m x 3.73m)

Double glazed bow window to front, radiator, electric fire, door to entrance hall and door to kitchen.

Kitchen

9' 10" x 7' (3.00m x 2.13m)

Double glazed window to rear, range of wall and base units, radiator, space for fridge freezer, washer and door to the dining room.

Dining Room

9' 1" x 9' 2" (2.77m x 2.79m)

Sliding door to the rear, radiator, door to kitchen.

Side Entry

Double glazed door to kitchen, double glazed door to rear, this area has potential use as a utility subject to building regulations

First Floor Landing

Double glazed window to side, doors to various rooms, stairs to entrance hall

Bedroom One

13' 4" x 9' 8" (4.06m x 2.95m)

Double glazed window to side, doors to various rooms, stairs to entrance hall

Bedroom Two

11' 1" x 9' 9" (3.38m x 2.97m)

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

Bedroom Three

10' 1" x 6' 5" (3.07m x 1.96m)

Double glazed window to side, radiator, door to landing,

Family Bathroom

Double glazed window to rear and side, L-shaped panelled bath, low flush toilet, pedestal sink, door to landing.

Outside Front

Large driveway with lawned area to side.

Outside Rear

Large enclosed rear garden with lawned area surrounded by a range of fencing.

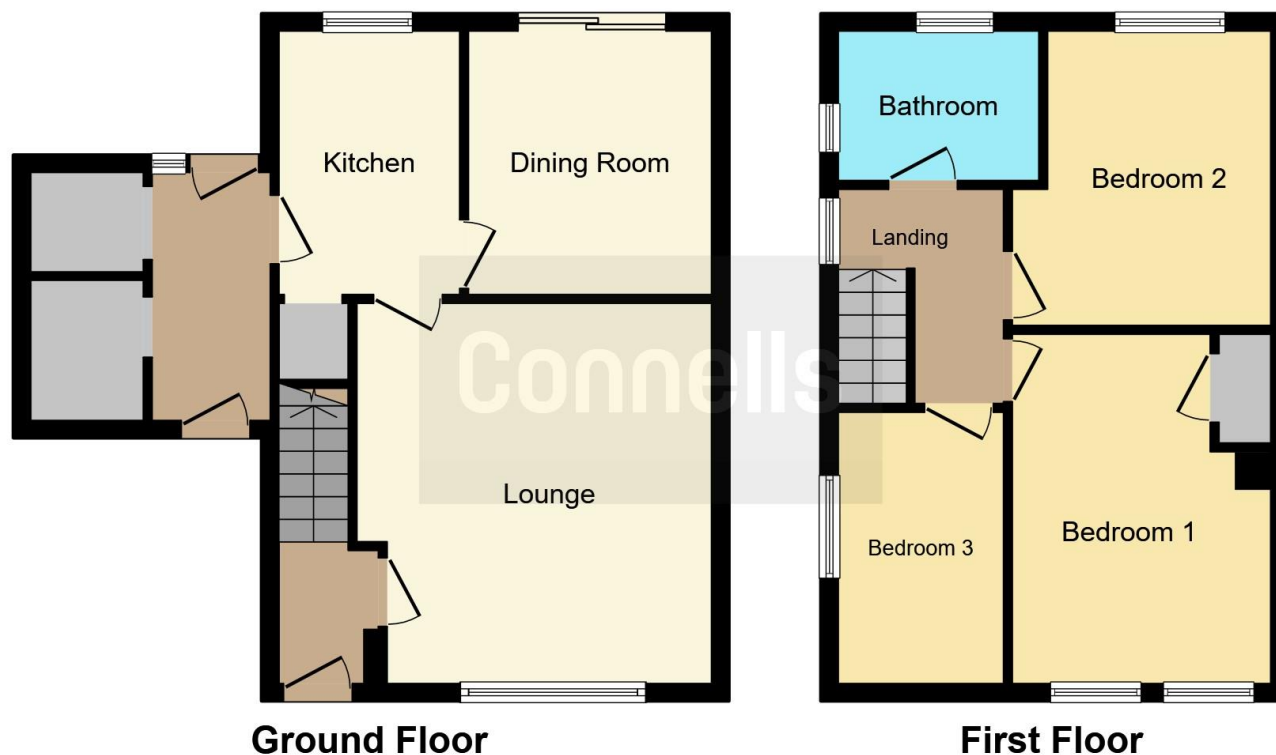
Agents Note

Please note we have been made aware of mine shafts within the area, please seek legal advice before incurring any costs.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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/WVH333709](https://www.connells.co.uk/Property/WVH333709)



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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