



Connells

Goldthorn Hill
Goldthorn Wolverhampton

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Goldthorn Wolverhampton WV2 3HU

for sale guide price
£220,000



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 are delighted to bring to the market this deceptively spacious CHAIN FREE four bedroom semi detached family property in a popular residential location. Benefiting from having an abundance of internal space this previous must be viewed in order to fully appreciate.

The property comprises of entrance porch, entrance hall, reception room, lounge, dining room, kitchen and a ground floor wet room. On the first floor there are four bedroom and family bathroom. Outside there is a courtyard style front garden and a large enclosed rear garden.

The Location & Area

Set to the south of Wolverhampton city centre in the Goldthorn area with easy access to the Birmingham New Road for commuting and Penn Road for local shops and eateries. Wolverhampton rail station is approximately a mile and a half away.

Entrance Porch

Double glazed door to front, stained glass door to entrance hall.

Entrance Hall

Stained glass door to porch, stairs to first floor landing, doors to various rooms.

Reception Room

Double glazed window to front, central heating radiator, door to entrance hall.

Lounge

Sliding door to rear garden, wood burner.

Dining Room

Double glazed window to side, door to entrance hall, door to kitchen.

Kitchen

A range of wall and base units, space for various appliances, double glazed door to side.

Ground Floor Wet Room

Shower, low flush toilet, pedestal sink.

First Floor Landing

Doors to various rooms.

Bedroom One

Window to front, door to first floor landing.

Bedroom Two

Window to rear, door to first floor landing.

Bedroom Three

Window to rear, door to first floor landing.

Bedroom Four

Window to front, door to first floor landing.

Family Bathroom

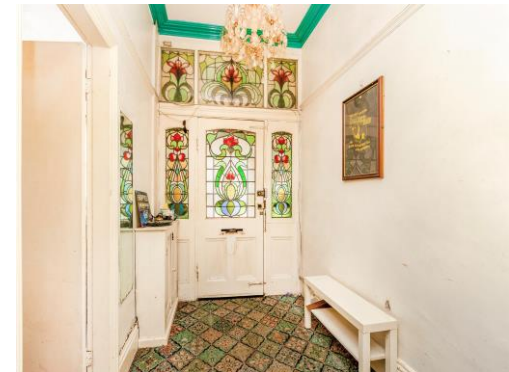
Window to side, low flush toilet, pedestal sink, panelled bath, door to first floor landing.

Outside Front

Courtyard garden.

Outside Rear

Enclosed rear garden in need of some maintenance.









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: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH332763



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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