



Connells

Caledonia Road
Parkfields Wolverhampton

Caledonia Road Parkfields Wolverhampton WV2 1HZ

for sale guide price
£120,000



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 proud to bring to market this two bedroom semi-detached home boasting no onward chain and requires renovation work situated in a cul-de-sac location.

Internally the property comprises of entrance hallway, lounge, kitchen/ diner to rear, lobby with access to a ground floor wc. On the first floor there are two double bedrooms and a first floor bathroom. Externally there is a well maintained front and rear garden.

The property would be suitable for first time buyers, developers, investors and small families.

Viewing is highly recommended to appreciate the accommodation on offer

Location And Area

Set to the south east of Wolverhampton City Centre in the Parkfields area with easy access to Birmingham New Road and adjoining Black Country Route only a short drive to the shopping facilities of Wolverhampton City Centre and Bentley Bridge Retail Park, Wolverhampton Rail Station only a short drive away

Approach

Front garden to main accommodation.

Entrance Hallway

Radiator, stairs to first floor, door to lounge.

Lounge

12' 10" x 11' 9" (3.91m x 3.58m)

Double glazed window to font, radiator, gas fire place, door to hallway and kitchen/ diner.

Kitchen/ Diner

15' x 6' 4" (4.57m x 1.93m)

Wall and base units, stainless steel sink and drainer with mixer tap, partly tiled walls, plumbing point for washing machine,. integrated oven, four ring gas hob with extractor hood above, radiator, pantry cupboard, double glazed window to rear, doors to lounge and storage area.

Storage Area

Wall mounted boiler, doors to kitchen/ diner, rear garden and downstairs wc.

Ground Floor Wc

Low flush toilet, radiator, double glazed window to rear.

First Floor Landing

Loft access, doors to various rooms.

Bedroom One

12' max x 9' 9" max (3.66m max x 2.97m max)

Double glazed window to front, radiator, Grate fireplace, storage cupboard,

Bedroom Two

9' 6" x 9' 2" (2.90m x 2.79m)

Double glazed window to rear, radiator.

Family Bathroom

Panelled bath, wall mounted wash hand basin, low flush wc, partly tiled walls, double glazed window to rear.

Outside Rear

Paving with lawn areas, cherry tree and plum trees, outside tap point and outside gate.

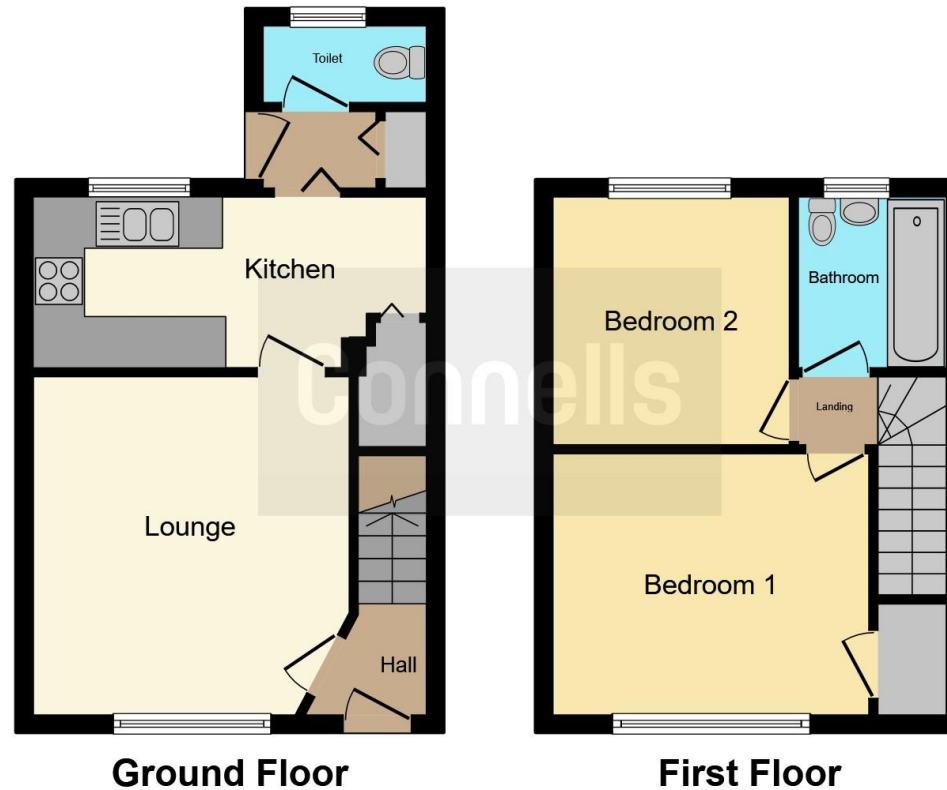
Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.









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: Awaited
 Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333718



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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