



Connells

Jasmine Cottage
Beckett Street
Bilston



Property Description

Connells Wolverhampton are delighted to bring to the market this two bedroom detached bungalow on a large plot. Benefiting from NO ONWARD CHAIN this property should be viewed in order to fully appreciate. The property benefits from having solar panels and electric heat source pump as well as an open fire.

The property comprises of entrance porch, lounge with open fire, kitchen, inner hall, two well proportioned bedrooms and modern shower room. To the front there is a detached garage with large driveway and garden. To the rear is an enclosed courtyard.

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.

The Location & Area

This property is conveniently located for Bilston, Willenhall & Wolverhampton city centre, and is also a short distance from local schools and bus routes.

Entrance Porch

Glazed door to front, door to lounge.

Lounge

10' 8" x 12' 10" (3.25m x 3.91m)

Double glazed bow window to front, open fire, central heating radiator, door to Bedroom Two, door to inner hall.

Inner Hall

Doors to various rooms.

Kitchen

5' 11" x 14' 9" (1.80m x 4.50m)

Window to rear, a range of traditional wood wall and base units, space for cooker, inset sink, space for washing machine, space for fridge freezer, open to inner hall.

Bedroom One

8' 6" x 17' 7" (2.59m x 5.36m)

Window to rear, central heating radiator, door to inner hall.

Bedroom Two

11' x 11' 7" (3.35m x 3.53m)

Double glazed bow window to front, central heating radiator, door to lounge.

Shower Room

Window to front and side, shower cubicle with electric shower, central heating radiator, low flush toilet, pedestal sink, door to inner hall.

Garage

Up and over door to front,

Outside Front

Large lawned garden, plants, trees and shrubs, paved pathway, side gated access leading to rear garden.

Outside Rear

Courtyard style rear garden.

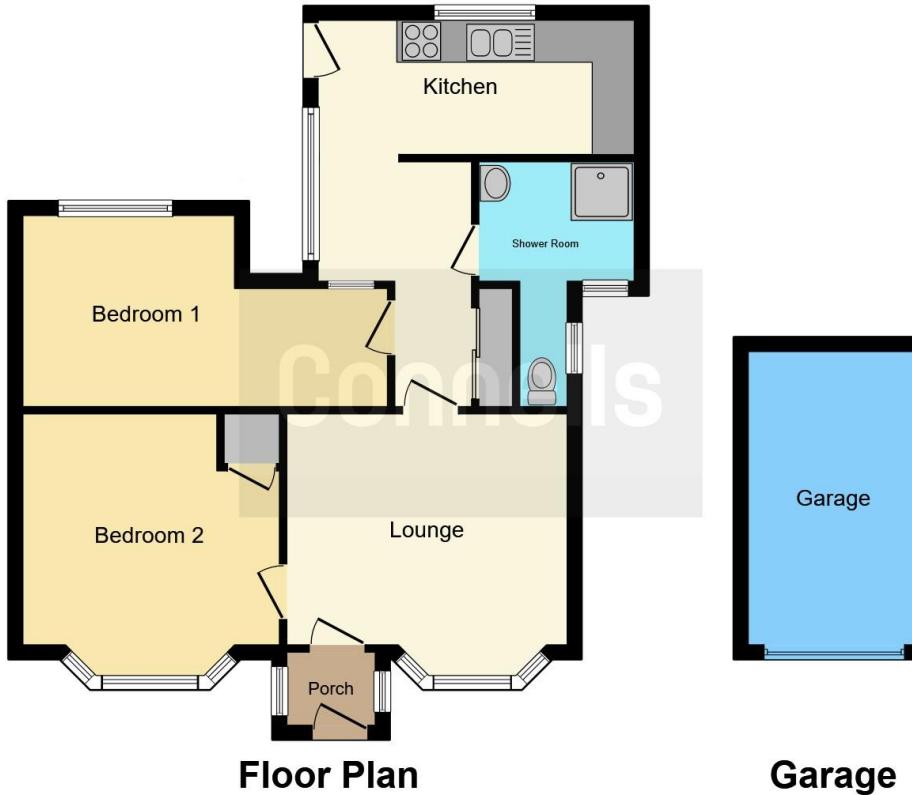
Agents Note

The Vendor advises the solar panels are owned.









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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333800



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH333800 - 0005