



**Connells**

Hawthorn Road  
Stow Heath Wolverhampton



### Auctioneer's Comments

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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 extended three bedroom semi-detached family home in need of modernisation and boasting no onward chain.

Internally the property comprises of an entrance hall, lounge, dining room, ground floor wet room and a well appointed kitchen. On the first floor there are three generously sized bedrooms.

Externally to the front there is off road parking with driveway to a detached set back garage. The rear has a generously sized and well maintained rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Situated in Stow Heath offering fantastic commuting access to Bilston, Wednesfield and Wolverhampton shopping centres. There are a selection of local schools nearby along with local bus routes.

### Approach

Off road parking to front, access to the main accommodation, garage and side gate.

### Entrance Hallway

Radiator, stairs to first floor, door to lounge.

## Lounge

14' 8" max x 11' 9" max ( 4.47m max x 3.58m max )

Double glazed window to front, gas fire place, radiator, doors to hallway and dining room.

## Dining Room

9' 5" x 9' 2" ( 2.87m x 2.79m )

Radiator, window to rear, door to rear garden, folding door to wet room.

## Wet Room

Shower tray, tiled walls, low flush wc, wash hand basin, extractor fan, radiator, double glazed window to side.

## Lobby

Door to kitchen.

## Kitchen

7' 9" x 7' 10" ( 2.36m x 2.39m )

Matching wall and base units with one and a half stainless steel sink and drainer with mixer tap, gas cooker point, partly tiled walls, plumbing point for washing machine, radiator, double glazed window to rear.

## First Floor Landing

Loft access, window to side, doors to various rooms.

## Bedroom One

11' 9" x 11' 2" ( 3.58m x 3.40m )

Double glazed window to front, radiator, two fitted wardrobes.

## Bedroom Two

12' 3" x 7' 9" ( 3.73m x 2.36m )

Window to rear, radiator.

## Bedroom Three

9' 4" x 7' ( 2.84m x 2.13m )

Window to rear, radiator.

## Outside Rear

Lawn, stepping stones, paved area, mature trees and pond.

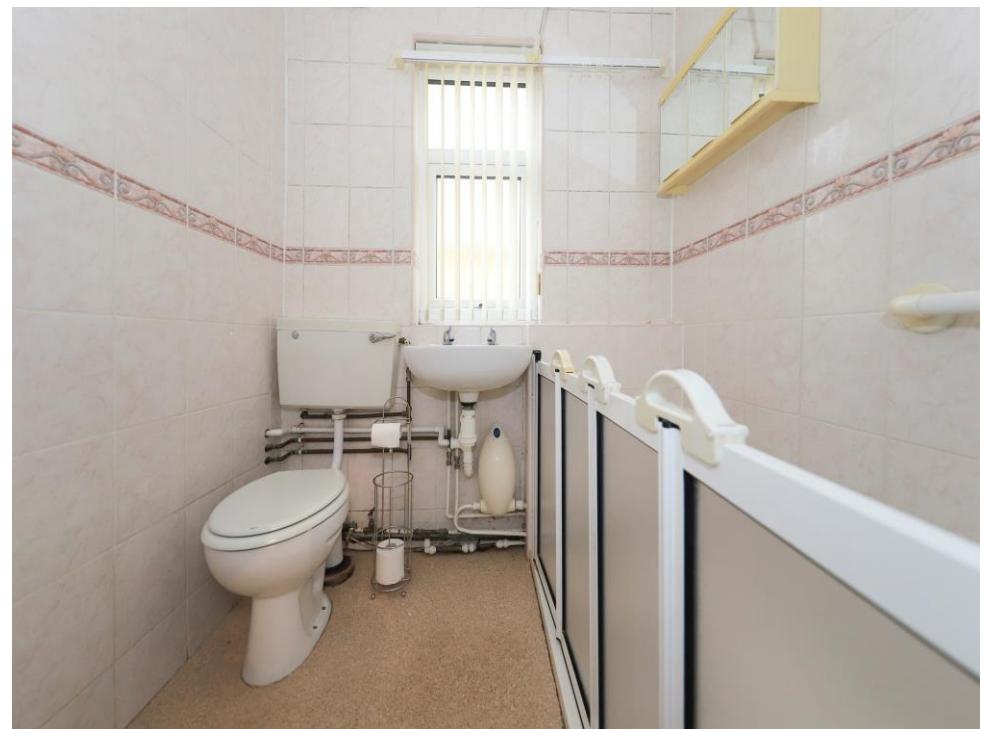
## Detached Garage

Double garage doors, windows to side.

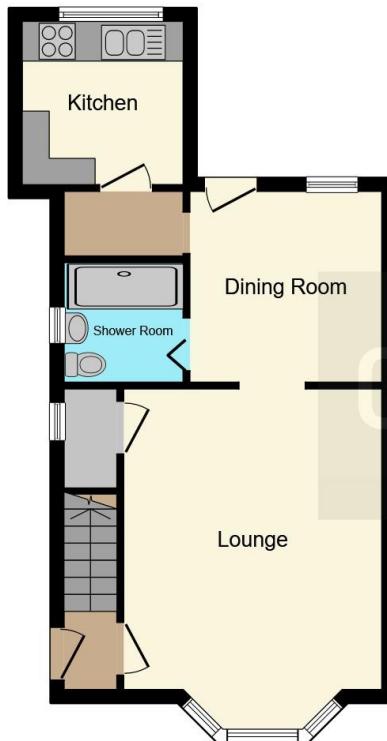
## Agents Note

Please note we have been advised there is a mineshift within 20 meters. Branch holds a copy of the mining report please contact for information.





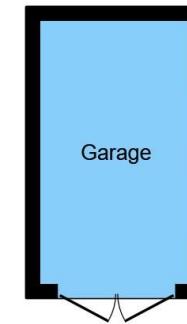




**Ground Floor**



**First Floor**



**Garage**

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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto: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/WVH331991](http://connells.co.uk/Property/WVH331991)**



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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