



Connells

Wanderers Avenue
Blakenhall Wolverhampton

Wanderers Avenue Blakenhall Wolverhampton WV2 3HW

for sale guide price
£160,000



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.

The Location & Area

Situated close to Wolverhampton Royal School, this property sits in the well located area of Blakenhall. The property offers fantastic access into Wolverhampton City Centre which offers a range leisure and shopping facilities. Also located in the immediate area are parks, schools, dentists, doctors, pharmacy's and other useful facilities.

Entrance Hall

Double glazed door to front, stairs to first floor landing.

Reception Room One

14' 2" into bay x 10' 5" into recess (4.32m into bay x 3.17m into recess)

Double glazed bay window to front, central heating radiator.

Reception Room Two

12' 3" x 10' 7" into recess (3.73m x 3.23m into recess)

Window to rear, central heating radiator.

Reception Room Three

11' 11" max x 10' 4" (3.63m max x 3.15m)

Windows to side, central heating radiator, airing cupboard.

Kitchen

10' 6" x 6' 11" (3.20m x 2.11m)

Double glazed window to side, stainless steel sink and drainer, gas hob, gas oven, door to side.



Inner Hall

Access to side entry.

Side Entry

Windows to side, central heating radiator, door to side leading to garden.

Downstairs Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps and shower over, central heating radiator, vinyl flooring.

First Floor Landing

Two separate loft hatches, storage cupboard.

Bedroom One

17' 3" into recess x 12' 2" (5.26m into recess x 3.71m)

Two double glazed windows to front, central heating radiator, feature fireplace.

Bedroom Two

13' 9" into recess x 9' 8" (4.19m into recess x 2.95m)

Windows to rear, central heating radiator, feature fireplace.

Bedroom Three

12' into recess x 10' 5" (3.66m into recess x 3.17m)

Currently used as a kitchen area and has base units, stainless steel sink and drainer, gas cooker and hob. Windows to front, central heating radiator, feature fireplace.

Bathroom

Double glazed window to side, low flush toilet, pedestal wash hand basin.

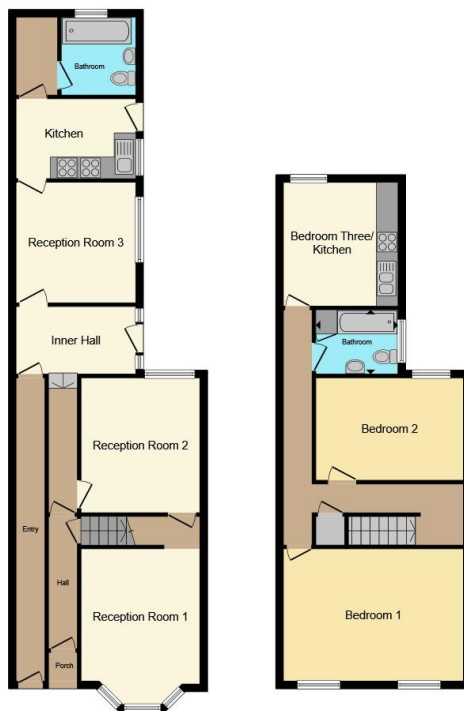
Outside Rear

Enclosed rear garden.









Ground Floor First Floor

Total floor area 136.8 m² (1,472 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335663



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