



**Connells**

College Court High Street  
Tettenhall Wolverhampton



## Property Description

Connells Wolverhampton are delighted to bring to the market this delightful CHAIN FREE one bedroom first floor flat on the popular Tettenhall high street. Just a stone's throw away from popular shops, bars and restaurants, viewing is highly recommended. Please contact Connells today to book a viewing.

The property comprises of communal entrance hall, entrance hall, large lounge (potential to split to an additional bedrooms subject to relevant permissions), a modern fitted kitchen, generous bedroom and a stylish shower room. Externally there is a garage and delightful communal grounds.

## 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

There is a fantastic selection of shops and schools nearby and bus routes linking into Wolverhampton City centre. Shopping can be found in Tettenhall, Wolverhampton City centre, Codsall and Bilston. The i54 commercial is also relatively close by.

## Communal Entrance Hall

Secure intercom access, stairs to all floors.

## Entrance Hall

Door to front, three storage cupboards, under floor heating, doors to various rooms.

## Lounge

17' 9" x 9' 9" ( 5.41m x 2.97m )

Two double glazed windows to rear, under floor heating, door to entrance hall, door to kitchen.

## Kitchen

10' 4" x 5' 11" ( 3.15m x 1.80m )

Double glazed window to rear, a range of wall and base units, integrated oven, hob and extractor, plumbing for washing machine, space for fridge freezer, under floor heating, door to entrance hall.

## Bedroom

12' 7" x 9' 8" ( 3.84m x 2.95m )

Double glazed window to front, under floor heating.

## Shower Room

Shower cubicle with electric waterfall shower, low flush toilet, storage cupboard, vanity sink, under floor heating, door to entrance hall.

## Garage

Up and over door to front.

## Outside

Large highly maintained communal grounds, gated access to secure parking for residents, bin store.

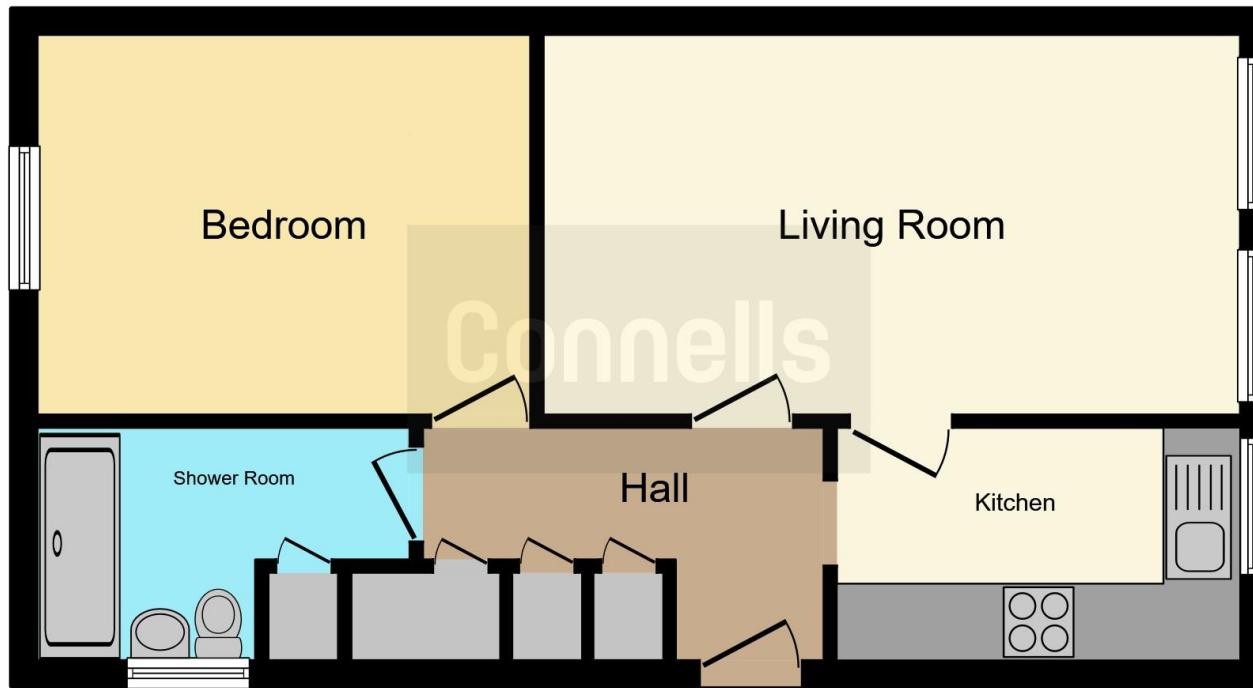
## Agents Note

Please note this property comes with a share of the Freehold, managed by the College Court Residents.









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

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**[view this property online](http://www.connells.co.uk/Property/WVH333860)** [connells.co.uk/Property/WVH333860](http://www.connells.co.uk/Property/WVH333860)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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Property Ref: WVH333860 - 0005