



Connells

Prestwood Avenue
Wednesfield Wolverhampton

Prestwood Avenue Wednesfield Wolverhampton WV11 3TY

for sale guide price
£170,000



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

Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market Prestwood Avenue which is being offered to the market with NO ONWARD CHAIN.

This extended three-bedroom semi-detached family home provides spacious and versatile accommodation throughout, making it an ideal purchase for growing families.

Situated in a popular residential location, the property benefits from generous living space, ample off-road parking and a double garage.

The accommodation comprises an inviting entrance hallway, ground floor WC, utility room, comfortable lounge, separate dining room and an extended kitchen opening into a spacious breakfast area, creating an excellent space for modern family living and entertaining. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys a driveway providing parking for several vehicles. To the rear is a low-maintenance enclosed garden, along with the added benefit of a double garage.

Viewings are highly recommended. Call the Connells Wolverhampton branch today start price and undisclosed reserve price that can change.

Location And Area

Situated in a highly popular residential estate just off Linthouse Lane in the Wednesfield area. Ideally situated for access to Bentley Bridge retail parking with a range of highly regarded local schooling nearby.

Approach

Set back from the roadside behind off road parking for several vehicles with access to the main accommodation.

Entrance Hall

Metre cupboard, stairs to first floor, ceiling light point, doors to lounge, dining room, utility.

Utility

6' 2" x 5' 7" (1.88m x 1.70m)

Fitted units with stainless steel sink and drainer with mixer tap, wall mounted boiler, doors to side access, ground floor wc, hallway, radiator, ceiling light point.

Ground Floor Wc

Low flush wc, wash hand basin.

Lounge

10' 10" x 10' 8" (3.30m x 3.25m)

Double glazed window to front, radiator, ceiling light point, doors to hallway and dining room.

Dining Room

11' 1" x 10' 6" (3.38m x 3.20m)

French doors to lounge and breakfast area, ceiling light point, radiator.

Breakfast Area

10' 8" x 9' 1" (3.25m x 2.77m)

Fitted units, breakfast bar area, double glazed windows and door to rear garden, access to kitchen, French doors to dining room.

Kitchen

11' 4" x 6' 6" (3.45m x 1.98m)

Double glazed window to rear, matching wall and base units with double stainless steel sink with mixer tap, partly tiled walls, gas cooker point, ceiling light point.

First Floor Landing

Double glazed window to side, ceiling light point, doors to various room.

Bedroom One

10' 6" x 10' 3" (3.20m x 3.12m)

Double glazed window to front, radiator, ceiling light point.

Bedroom Two

11' 6" x 10' 6" into wardrobe (3.51m x 3.20m into wardrobe)

Double glazed window to rear, radiator, ceiling light point, fitted wardrobes.

Bedroom Three

6' 8" x 6' 1" (2.03m x 1.85m)

Double glazed window to front, radiator, ceiling light point.

Bathroom

Panelled bath with shower over, wash hand basin unit, low flush wc, extractor fan, partly tiled walls, ceiling light point, double glazed window to rear.

Outside Rear

Paved rear garden with access to a double garage.

Double Garage

13' 7" x 12' (4.14m x 3.66m)

Windows to rear.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks







To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336500



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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