



Connells

Bunkers Hill Lane
Bilston



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive three/four bedroom detached family property down a private shared road. Benefiting from an abundance of internal and external space, this property should be viewed in order to fully appreciate.

The property comprises of entrance hall, lounge, sitting room, entertainment kitchen diner, utility room, downstairs bedroom and shower room. On the first floor there are three bedrooms and a family bathroom. Externally there is large off road parking to front, double detached garage and generous enclosed rear garden ideal for families.

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

Offering fantastic commuting access to Birmingham, Wolverhampton and Willenhall areas, just a stone's throw away from the Moseley Road linking to the Black Country route and M6 motorways.

Entrance Hall

Double glazed door to front, stairs access, doors to various rooms.

Lounge

18' 3" max x 10' 2" max (5.56m max x 3.10m max)

Double glazed bay window to front, french doors to kitchen diner, feature wooden beams, central heating radiator, door to entrance hall.

Sitting Room

13' 6" max x 11' 10" max (4.11m max x 3.61m max)

Double glazed window to front, central heating radiator, door to kitchen diner.

Entertainment Kitchen Diner

28' x 10' 11" (8.53m x 3.33m)

French doors to rear garden, double glazed window to rear, a range of stylish wall and base units with inset oven, hob and extractor, integrated stainless steel drainer sink, space for dining table and chairs, door to utility room

Utility Room

10' 6" x 5' 11" max (3.20m x 1.80m max)

Double glazed window and door to rear garden, door to entrance hall, door to downstairs shower room.

Shower Room

Shower cubicle, low flush toilet, pedestal sink, door to utility room.

Bedroom Three

10' 3" x 10' 2" (3.12m x 3.10m)

Double glazed window to front, central heating radiator, door to utility room.

First Floor Landing

Double glazed window to rear, doors to various rooms.

Bedroom One

14' 10" x 11' 4" (4.52m x 3.45m)

Double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Two

10' 10" x 9' 1" (3.30m x 2.77m)

Double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Four

8' 10" max x 6' 6" (2.69m max x 1.98m)

Double glazed window to front, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to rear, panelled bath, pedestal sink, low flush toilet, storage cupboard.

Double Garage

Two up and over doors.

Outside Front

Large concrete parking area providing ample off road parking.

Outside Rear

Good size garden, raised gravelled bed area, lawned garden, panelled fences.





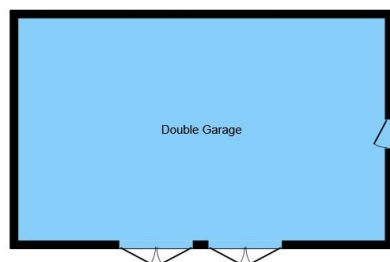




Ground Floor



First Floor



Garage

Total floor area 180.6 m² (1,944 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



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: C Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334437



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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