



**Connells**

Maple Court Rose Street  
Bilston



## Property Description

Connells Wolverhampton are delighted to bring to the market well presented and CHAIN FREE one bedroom flat close to popular transport access links. Benefitting from communal off road parking with electric gates, this property should be viewed in order to fully appreciate.

The property comprises of communal entrance hall, entrance hall, large entertainment lounge kitchen, bedroom and bathroom. Externally there are communal grounds and a large communal car park with remote gated access.

## 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

Conveniently located for Coseley train station and within a short distance to West Midlands Metro Tram Service station. Birmingham, Dudley, Wolverhampton and Wednesbury areas are relatively close by. There is also fantastic local schooling nearby.

## Communal Entrance Hall

Door to front access, door to rear leading to parking and garden area, access to all floors.



## Entrance Hall

Doors to various rooms.

## Entertainment Lounge Kitchen

19' 9" max x 9' 11" ( 6.02m max x 3.02m )

Double glazed window to front and side, electric heater, a range of wall and base units, space for various appliances including fridge and freezer.

## Bedroom

10' 5" x 9' 7" ( 3.17m x 2.92m )

Double glazed window to front, electric radiator, door to entrance hall.

## Bathroom

Panelled bath with electric shower over, pedestal sink, door to entrance hall.

## Outside

Communal grounds and large communal parking area with electric remote access.

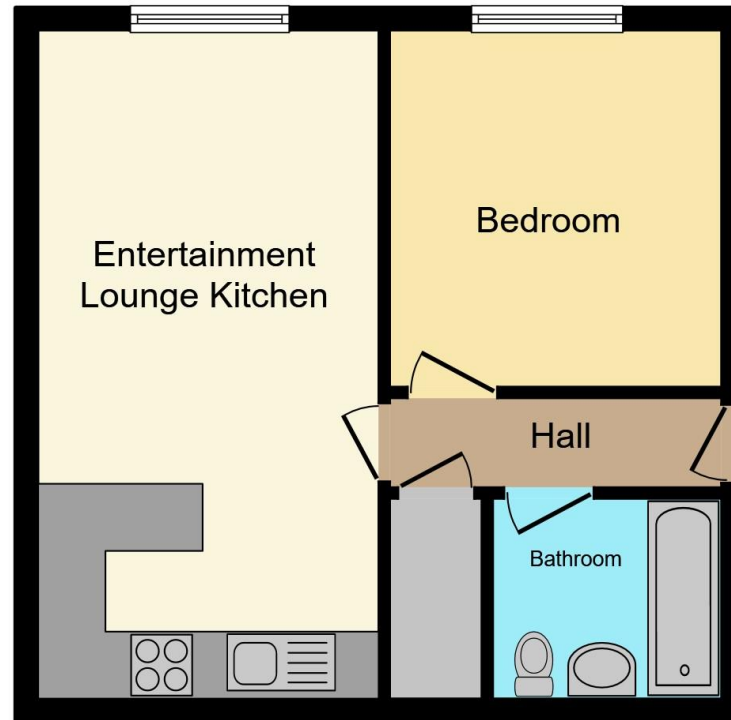
## Agents Note

Please note that the oven, hob and extractor are not currently functional and there is damage to the bath tub. Please note this has been taken into consideration when pricing the property.









Total floor area 36.5 m<sup>2</sup> (393 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](http://www.propertybox.io)



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: A

Service Charge:  
1142.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH335105](http://connells.co.uk/Property/WVH335105)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 1985. 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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