



Connells

Cannock Road
Westcroft Wolverhampton

Cannock Road Westcroft Wolverhampton WV10 8QP

for sale guide price
£450,000



Property Description

Connells Wolverhampton are pleased to bring to market this four/ five bedroom detached family home situated on a large plot with countryside views to rear, available with no onward chain. This property is in need of renovation but offers excellent potential throughout.

This reversed living property comprises of an entrance hall with access to four good sized bedrooms and a family bathroom. Downstairs there is a spacious lounge, fitted kitchen, downstairs wet room, downstairs wc and further double bedroom with fitted wardrobes. Furthermore a utility, study and additional sitting room complete the internal accommodation.

Externally there is a generous driveway to front with ample off road parking and access to a detached double garage- offering flexible use such as a gym, home office, workshop and annex (stpp). Finally a large rear garden provides potential to create your idyllic outdoor space.

Viewing is highly recommended to appreciate accommodation on offer.

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.

Location And Area

Situated in the ever popular and sought after area of Westcroft which offers fantastic commuting access to the M54 and M6 motorways. The i54 commercial development, Wednesfield and Bentley Bridge retail park along with New Cross hospital are also nearby. Sought after schools can be found nearby and further schools within Essington and Cheslyn Hay.

Internal Porch

Glazed door to front, door to hall.

Entrance Hall

Double glazed door to front, radiator, alarm, airing cupboard, loft access.

Bedroom One - 15' 5" max x 11' 10" max (4.70m max x 3.61m max)

Double glazed window to side, two double glazed windows to rear, radiator, storage cupboard.

Bedroom Two - 15' x 10' 3" plus recess (4.57m x 3.12m plus recess)

Double glazed window to side and rear, radiator, feature fireplace.

Bedroom Three - 11' into bay x 10' 3" (3.35m into bay x 3.12m)

Double glazed bay window to front, double glazed window to side, radiator, store cupboard.

Bedroom Four - 9' 10" x 9' (3.00m x 2.74m)

Double glazed window to front and side, radiator, fitted wardrobes.

Bathroom

Double glazed window to front , wc, wash hands basin, bath with mixer taps and shower head above, radiator, half tiled walls.

Inner Hallway

Glazed window to rear, doors to various rooms, two radiators, access to side.

Lounge - 15' x 9' 10" plus recess (4.57m x 3.00m plus recess)

Double glazed windows to side and rear, radiator, gas fireplace, double glazed door to rear with access to the garden.

Kitchen - 9' 3" x 8' 1" (2.82m x 2.46m)

Double glazed window to rear, range of wall and base units with worksurfaces, sink drainer, gas oven, gas hob.

Wet Room

Double glazed window to rear, wc, wash hand basin, extractor fan, shower head, radiator, half tiled walls.

Bedroom Five - 11' 9" x 9' 5" plus wardrobes (3.58m x 2.87m plus wardrobes)

Double glazed window to side, radiator, fitted wardrobes.

Downstairs Wc - wc, wash hand basin.

Utility - 16' 3" x 8' plus recess (4.95m x 2.44m plus recess)

Double glazed window to side, base units with worksurfaces, plumbing for appliances, radiator, double glazed door to side.

Study - 10' x 8' 1" (3.05m x 2.46m)

Door to utility, door to sitting room.

Sitting Room - 10' 9" x 8' 3" (3.28m x 2.51m)

Double glazed window to side, radiator, double glazed door to side.

Double Detached Garage

21' 9" x 21' 7" (6.63m x 6.58m)

Two up and over doors, power, lighting, double glazed window to side and rear, access to rear garden. outdoor lighting.

Outside Front

Large driveway, access to garage.

Outside Rear

Decking area, ample lawn, borders and shrubs, countryside views.









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

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: E

Tenure: Freehold

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