



**Connells**

Aston Street  
Penn Fields Wolverhampton



### Auctioneer's Comments

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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.

### Property Description

Connells Wolverhampton have the pleasure of bringing to the market this two bedroom mid-terraced property close to popular schooling. Internally the property has a spacious and traditional lay out and should be viewed in order to full appreciate.

Internally the property comprises of lounge, separate dining room, modern fitted kitchen, two bedrooms, bathroom. Externally there is a small courtyard style garden to front, side shared access and an enclosed rear garden.

### Location And Area

Set to the south west of Wolverhampton City Centre in the Penn Fields area this property is ideally placed for access to Wolverhampton Rail Station, Birmingham New Road and A449 route for commuting links. There are numerous local schools nearby most noteworthy of which is Wolverhampton Girls High School.

### Lounge

12' 3" x 12' 2" ( 3.73m x 3.71m )

Double glazed window to front, double glazed door to front, radiator, door to dining room.

### Dining Room

12' 1" x 12' 2" ( 3.68m x 3.71m )

Double glazed window to rear, radiator, door to lounge, open to kitchen, stairs access.

## Kitchen

9' 4" x 6' 8" ( 2.84m x 2.03m )

Double glazed window to rear, double glazed door to side, range of wall and base units, space for cooker, space for fridge freezer, space for washer, stainless steel drainer sink.

## First Floor Landing

Doors to various rooms.

## Bedroom One

12' 4" x 12' 2" ( 3.76m x 3.71m )

Double glazed window to front, radiator, door to landing.

## Bedroom Two

12' 3" x 6' 3" ( 3.73m x 1.91m )

Double glazed window to rear, radiator, door to landing.

## Bathroom

Double glazed window to rear, L-shaped panel bath with shower over, pedestal sink, low flush toilet, radiator, door to landing.

## Outside Front

Courtyard style garden, side shared gated access.

## Outside Rear

Enclosed rear garden.







To view this property please contact Connells on

**T 01902 710 170**  
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WOLVERHAMPTON WV1 4EX

EPC Rating: E    Council Tax  
Band: A

Tenure: Freehold

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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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