



Connells  
01802 710 170  
FOR SALE



### Property Description

**CASH OFFERS** - The Award Winning Connells Wolverhampton branch is delighted to bring to the market this three bedroom semi detached home in the popular area of Oxley and boast ON ONWARD CHAIN. Viewings are highly recommended to appreciate the accommodation on offer, contact Connells to book your viewing.

Entering into the property you are greeted with an entrance hall leading to a lounge, well appointed kitchen, extended dining room and benefiting from having a utility area and ground floor wet room. Heading upstairs there are three bedroom and family bathroom. Outside to the front is off road parking and garden. The rear boasts a well presented and enclosed rear garden.

### 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

Set to the north of Wolverhampton City Centre just set back from the A449 the property is conveniently located offering access to M54 motorway and further access to M6 and i54 Commercial development. The nearest rail station is Bilbrook with Wolverhampton City Rail Station also within easy access. The area itself also offers a wide variety of shops and amenities.



## Approach

Set back from the roadside behind the front garden and off road parking.

## Entrance Hall

Stairs rising to first floor, ceiling light point, central heating radiator, storage cupboard, doors to lounge and kitchen.

## Lounge

13' 10" max x 12' 11" max ( 4.22m max x 3.94m max )

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

## Kitchen

9' 7" x 8' 6" ( 2.92m x 2.59m )

Matching wall and base units with one and half stainless steel sink and drainer, four ring gas hob, extractor hood, integrated electric oven, ceiling light point, double glazed window to rear, doors to hallway, extended dining room and utility.

## Extended Dining Room

17' 1" max x 12' 1" max ( 5.21m max x 3.68m max )

Double glazed window to side ceiling light point, central heating radiator, french doors to rear garden.

## Utility

13' 5" x 7' ( 4.09m x 2.13m )

Fitted wall units with work top, plumbing for washing machine, wall mounted boiler, door to front access, rear garden, kitchen and ground floor wet room.

## Ground Floor Wet Room

Shower, low flush wc, wash hand basin, heated towel rail, ceiling light point, tiled walls, double glazed window to side.

## First Floor Landing

Double glazed window to side, loft access, ceiling light point, storage cupboard, doors to various rooms.

## Bedroom One

11' 4" x 11' ( 3.45m x 3.35m )

Two double glazed windows to front, ceiling light point, central heating radiator.

## Bedroom Two

12' 2" x 8' 6" ( 3.71m x 2.59m )

Double glazed window to rear, ceiling light point, central heating radiator.

## Bedroom Three

9' 6" x 7' 4" ( 2.90m x 2.24m )

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

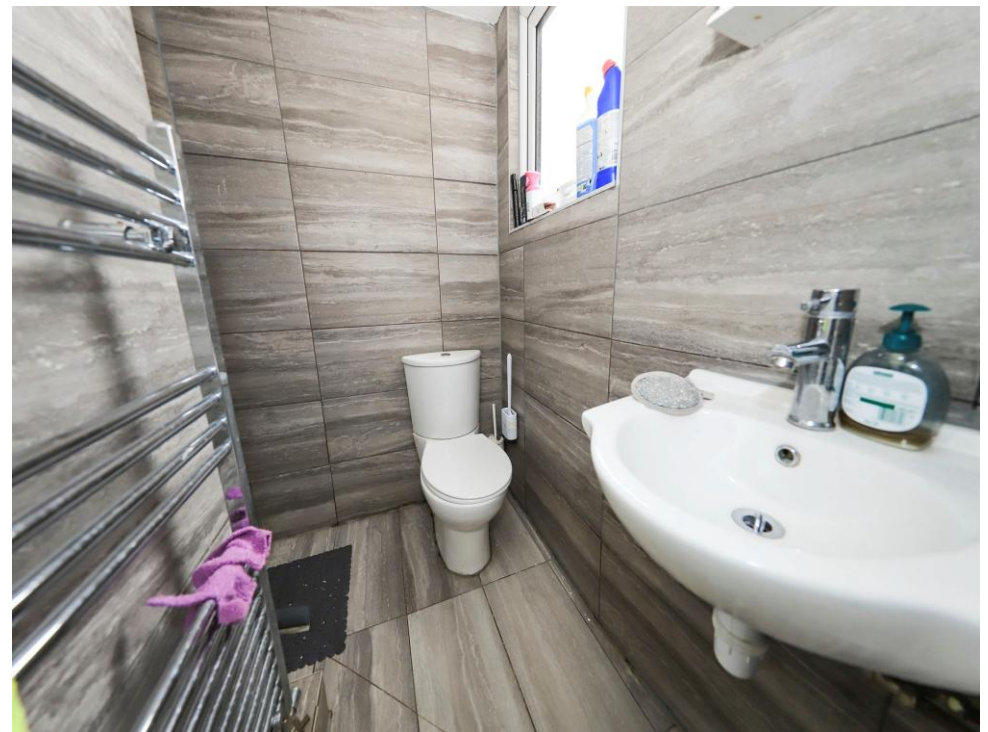
## Bathroom

Double glazed window to rear and side, panelled bath with shower over, vanity wash hand basin with wc, heated towel, part tiled walls, ceiling light point.

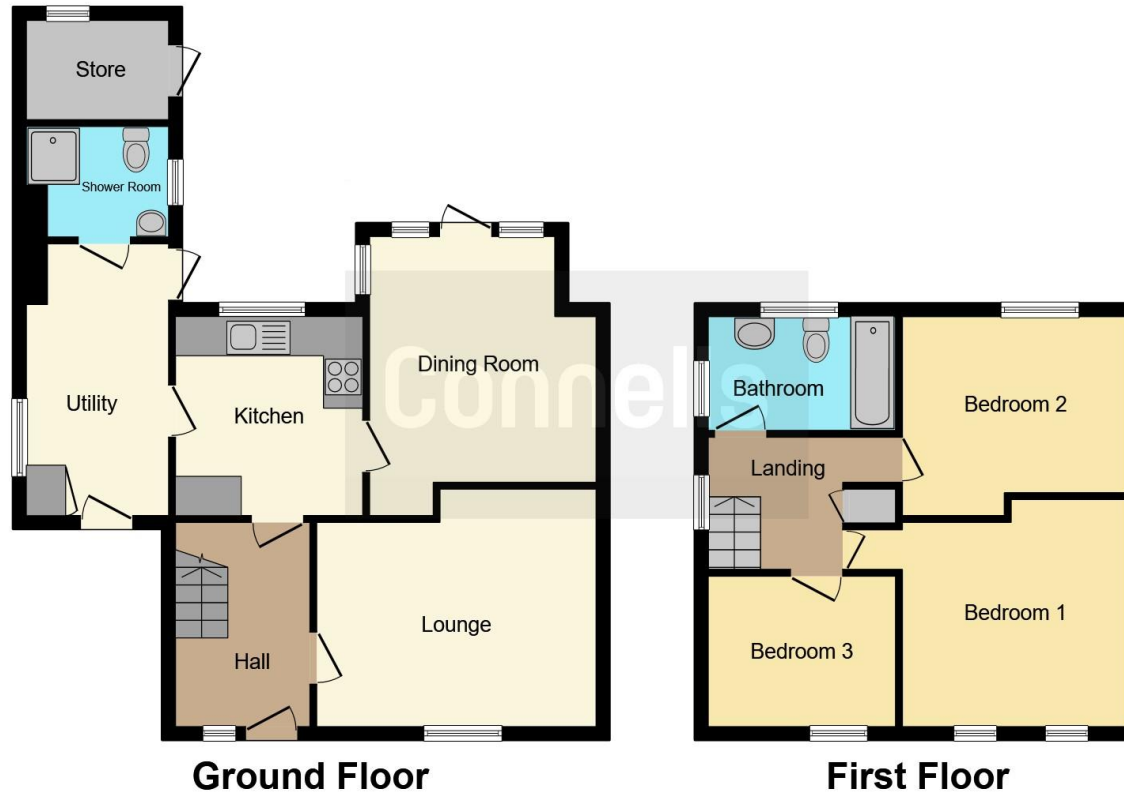
## Outside Rear

Patio area with lawn, brick built shed, outside tap.









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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH332424](http://connells.co.uk/Property/WVH332424)**



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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