



Connells

Mill Lane
Wednesfield Wolverhampton



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

Situated in the ever popular Mill Lane which offers fantastic commuting access to the main Cannock Road with links to the M6 and M54 motorways. Popular shopping, New Cross Hospital, doctors, dentists and schools are just a stone's throw away from this wonderful family home.

Porch

Patio doors to front leading to entrance hall.

Entrance Hall

Door to porch with original stained glass panels to side, central heating radiator, understair storage cupboard, stairs to first floor landing.

Lounge

13' 7" into bay x 11' 7" into recess (4.14m into bay x 3.53m into recess)

Bay window to front, central heating radiator, open fire.

Reception Room

13' x 10' 11" into recess (3.96m x 3.33m into recess)

Central heating radiator, gas fireplace, patio doors to rear with matching side panels leading to rear garden.



Kitchen

9' 4" x 6' 11" max (2.84m x 2.11m max)

Window to rear, a range of wall and base units with work surfaces, stainless steel sink and drainer, gas hob, central heating radiator, door to side leading to garage.

First Floor Landing

Window to side, loft access, doors to various rooms.

Bedroom One

13' 8" into bay x 10' 11" (4.17m into bay x 3.33m)

Bay window to front, central heating radiator, open fire.

Bedroom Two

13' 1" x 10' 6" max (3.99m x 3.20m max)

Window to rear, central heating radiator, built-in wardrobes, open fire.

Bedroom Three

7' 10" x 7' 1" (2.39m x 2.16m)

Window to front, central heating radiator

Bathroom

Window to rear, wash hand basin, bath with mixer taps, part tiled walls, storage cupboard.

Separate Wc

Window to side, wc.

Outside Front

Driveway and shrubs.

Outside Rear

Lawned area, borders and shrubs, gated side access.

Garage

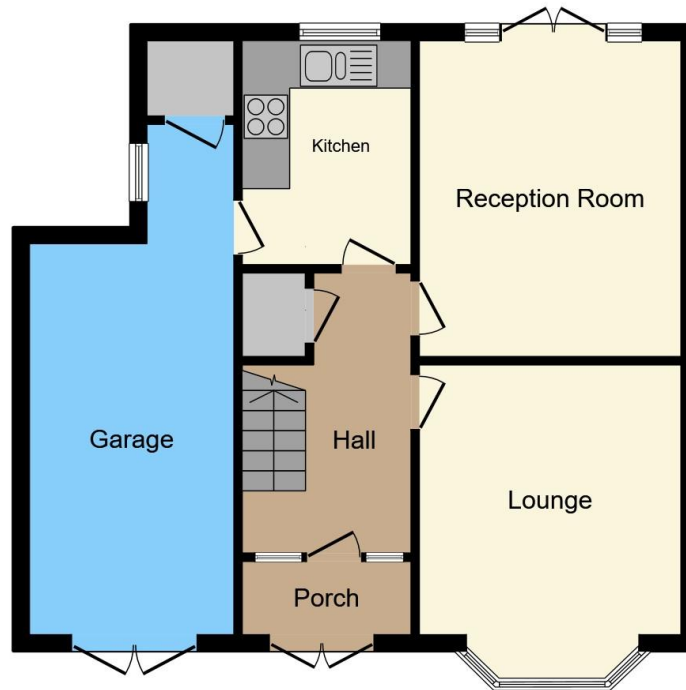
16' x 8' 3" (4.88m x 2.51m)

Double doors to front, lighting, double glazed window to rear, door to rear leading to rear garden.

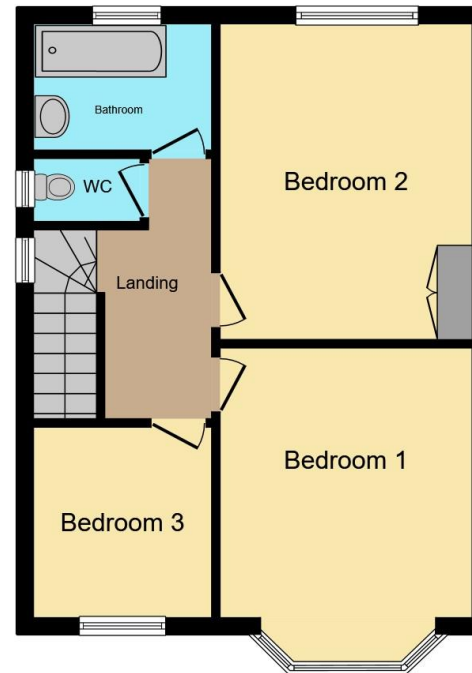








Ground Floor



First Floor

Total floor area 101.4 m² (1,091 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

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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334859



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