

Connells

Fordhouse Road
Bushbury Wolverhampton

Fordhouse Road
Bushbury Wolverhampton WV10 9EE

for sale guide price
£100,000







Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this three bedroom end terrace property in need of renovation. Benefiting from NO ONWARD CHAIN this property would be an ideal project offering the opportunity to put your own stamp on it. Call Connells today to book a viewing.

Internally the property comprises of entrance hall, lounge, kitchen, downstairs wc three bedrooms and wet room. Externally there is a driveway and an enclosed rear garden with side shared 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 the Stafford Road with wonderful motorway links which includes the M54 and M6 motorways the i54 Commercial development is also close by and has local shopping. Further shopping can be found within Bentley Bridge and Wednesfield Retail Park. Schools, doctors and dentists are also relatively close by.

Entrance Hall

Door to front, stairs to first floor landing, door to lounge.

Lounge

13' 5" x 13' 3" (4.09m x 4.04m)

Window to front, central heating radiator, door to entrance hall, door to kitchen.

Kitchen

8' 9" x 11' 11" (2.67m x 3.63m)

Window to rear, a range of wall and base units with space for various appliances, inset sink, door to lounge, door to rear.

First Floor Landing

Window to side, central heating radiator, doors to various rooms.

Bedroom One

10' 4" x 9' 7" (3.15m x 2.92m)

Window to front, central heating radiator, door to first floor landing.

Bedroom Two

12' 1" x 8' 9" (3.68m x 2.67m)

Window to rear, central heating radiator, door to first floor landing.

Bedroom Three

8' 9" x 11' 6" (2.67m x 3.51m)

Window to rear, central heating radiator, door to first floor landing.

Wet Room

Electric shower, low flush toilet, wash hand basin, door to first floor landing.

Outside Front

Driveway area, pathway to side, side shared access leading to a rear garden.

Outside Rear

Paved patio area, further garden area, mature plants, trees and shrubs.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.







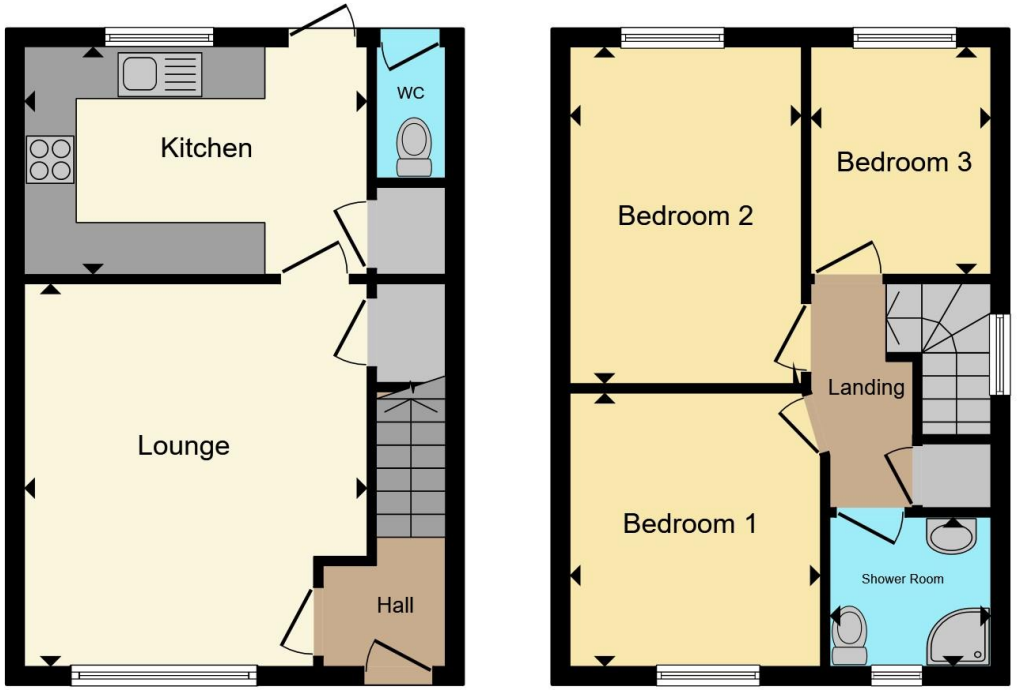












Ground Floor **First Floor**

Total floor area 69.3 m² (746 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

Connells

To view this property please contact Connells on

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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336538

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.