



Connells

Adey Road
Ashmore Park 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.



Property Description

CASH OFFERS ONLY DUE TO LENGTH OF LEASE

Connells Award Winning Estate Agents in Wolverhampton is offering for sale a CHAIN FREE first floor flat situated on the popular Ashore Park Estate. For further details please contact Connells Wolverhampton.

Externally this property has off road parking, outbuilding and rear garden. Internally there is an entrance hall, landing, kitchen, lounge, bedrooms and bathroom.

The Location & Area

Situated on the popular Ashmore Park estate where there is a fantastic selection of local shopping just a stone's throw away. Schools, public houses, eateries and bus routes are within close proximity as well as doctors and dentists.

Entrance Hall

Double glazed door to front access, stairs to first floor landing.

First Floor Landing

Stairs to ground floor, doors to various rooms, loft access, airing cupboard, storage cupboard.

Lounge

12' x 13' 2" max (3.66m x 4.01m max)

Double glazed window to rear, gas fire with surround, storage heater, door to first floor landing, door to Bedroom One.

Kitchen

9' 5" x 9' max (2.87m x 2.74m max)

Double glazed window to rear, double glazed window to side, wall and base units, roll top work surfaces, single drainer sink unit, plumbing for washing machine, door to first floor landing.

Bedroom

11' x 11' 9" (3.35m x 3.58m)

Double glazed window to front, built-in wardrobe, storage heater, door to lounge.

Bathroom

Double glazed window to side, wall mounted wash basin, low flush toilet, panelled bath with fitted shower, door to first floor landing.

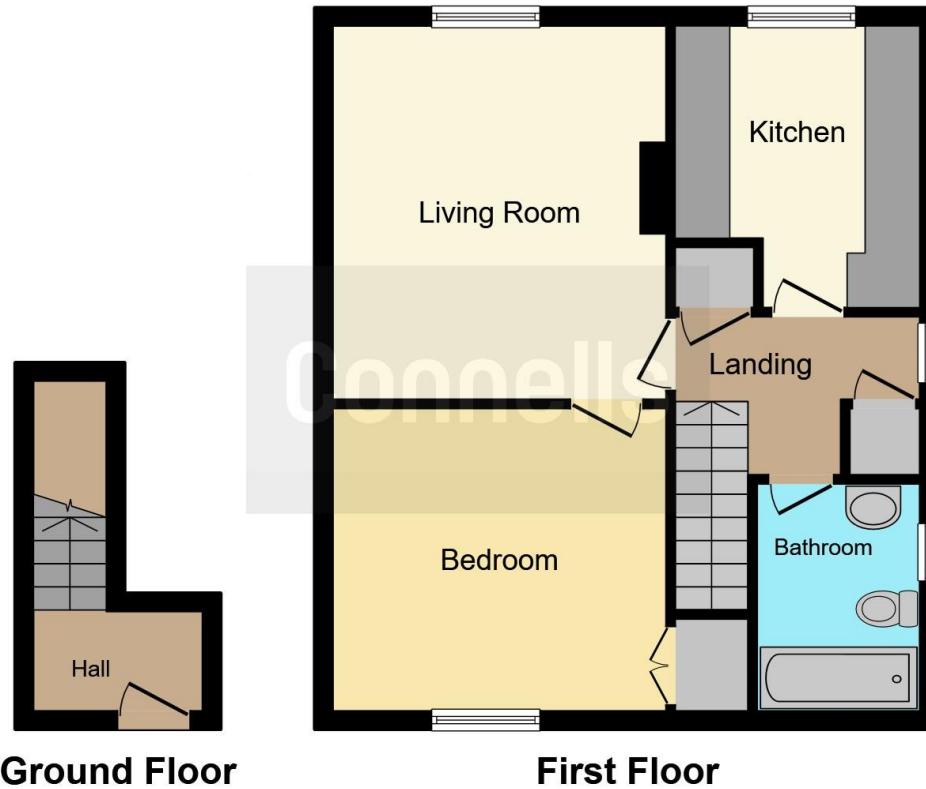
Outside

Off road parking to front, gate with shared right of way leading to the rear garden with shared pathway with right of way, lawned area, trees, plants, shrubs, outbuilding.









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

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EPC Rating: F Council Tax
 Band: A

Service Charge: 300.00 Ground Rent:
 10.00

Tenure: Leasehold

[view this property online](http://www.connells.co.uk/Property/WVH330828) [connells.co.uk/Property/WVH330828](http://www.connells.co.uk/Property/WVH330828)

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

