



Connells

Deyncourt Road
Fallings Park Wolverhampton

Deyncourt Road Fallings Park Wolverhampton WV10 0SX

for sale guide price
£225,000



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

Connells Wolverhampton are delighted to bring to the market this fantastic investment opportunity via modern method of auction. An extended semi-detached property boasting no onward chain in a convenient location near to local amenities, transport links and schooling. Currently a three bedroom home with potential to convert the original dwelling into a five bed property.

Internally the property comprises of an entrance porch, entrance hall, main lounge with feature bay window, through lounge diner, fitted kitchen with open pantry and access to side extension perfect for your new kitchen and adjoining utility room finished the ground floor accommodation. On the first floor there are three bedrooms, two of which are generously sized offering easy potential to be split into two bedrooms each therefor making this property a five bedroom home.

Externally the property boasts an ample rear garden with fantastic potential whilst to the front is generous off road parking and access to a garage space ideal for storage.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated on the ever popular Deyncourt Road which offers fantastic commuting access to the main Cannock Road, Prestwood Road West and links to New Cross hospital, M54 and M6 motorways. Popular schooling, shops, dentists, doctors and public houses are just a stone's throw away.



Entrance Porch

Double glazed door to front with matching side panels.

Entrance Hall

Single glazed door to front with matching side and above panels, all original stained glass, stairs to first floor landing, doors to various rooms.

Lounge

13' 1" into bay x 10' 6" into recess (3.99m into bay x 3.20m into recess)

Double glazed bay window to front, gas fireplace.

Through Lounge Diner

19' 9" x 10' 6" into recess (6.02m x 3.20m into recess)

Double glazed patio doors to rear, two radiators.

Kitchen

8' 5" x 5' 9" (2.57m x 1.75m)

Single glazed window to rear, range of wall and base units with work surfaces above, gas oven with gas hob, stainless steel sink drainer, open pantry, single glazed door to side.

Side Extension

Double glazed windows to rear, double glazed door to rear. Please note this area is not yet complete but is designed to create the new kitchen and adjoining utility area.

First Floor Landing

Loft access, access to various rooms

Bedroom One

25' 8" into bay x 10' 7" max (7.82m into bay x 3.23m max)

Double glazed bay window to front, single glazed window to rear.

Bedroom Two

21' 4" x 6' 7" (6.50m x 2.01m)

Double glazed window to front and rear.

Bedroom Three

6' 11" excluding wardrobe x 6' 6" (2.11m excluding wardrobe x 1.98m)

Double glazed window to front, built in wardrobe.

Bathroom

Single glazed window to rear, wc, wash hand basin, bath with shower head above, part tiled walls.

Outside Front

Slabbed driveway, access to garage.

Garage

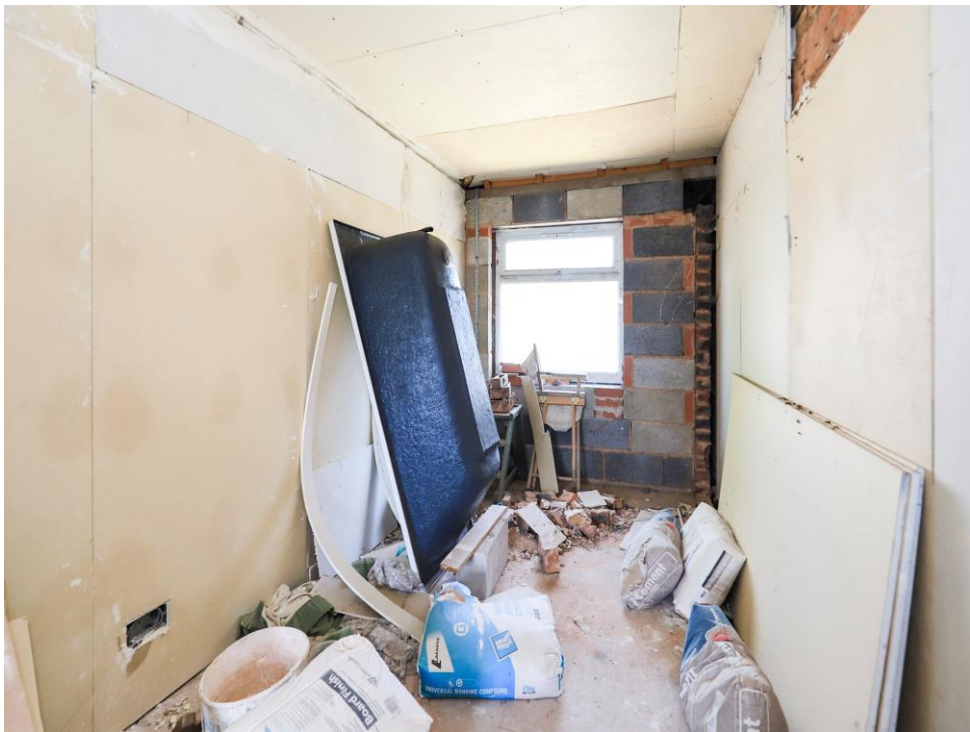
12' 8" x 6' 4" (3.86m x 1.93m)

Side hinged doors.

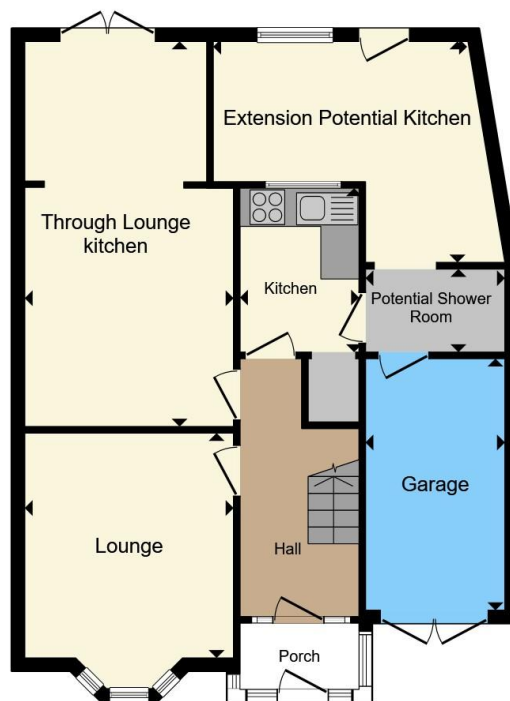
Outside Rear

Ample rear garden.

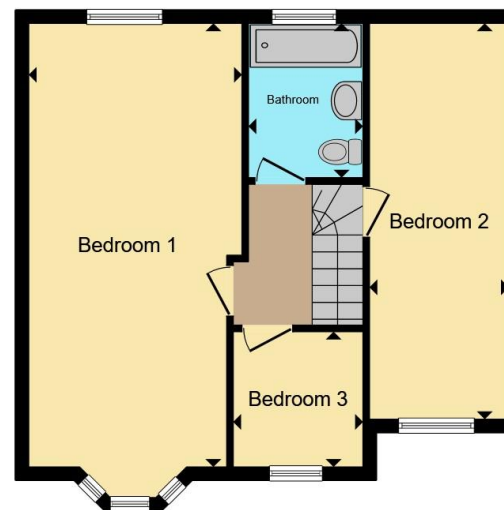








Ground Floor



First Floor

Total floor area 121.2 m² (1,305 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

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335345



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