



**Connells**

Farrington Road  
Ettingshall Park Wolverhampton

# Farrington Road Ettingshall Park Wolverhampton WV4 6QH

for sale guide price  
**£200,000**



## Property Description

Connells Wolverhampton are pleased to bring to market this spacious three bedroom semi-detached home being sold with no upward chain. Coming to market via modern method of auction this home requires full renovations however presents fantastic potential throughout. Ideal for families and located on the ever popular Ettingshall Park Estate near to local schooling, transport links and amenities.

Internally the property comprises of an entrance porch, entrance hall, two reception rooms, kitchen, three bedrooms and a family bathroom.

Externally the property features a large frontage offering driveway with potential to extend the parking capability across the front lawn, 17ft garage space provides the perfect storage space or conversion subject to the relevant planning permissions. Lastly an enclosed rear garden offers further potential to create the idyllic outdoor space, a true haven to relax with friends and family.

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.

Viewing is highly recommended to appreciate this fantastic opportunity.

## 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

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.



## Location And Area

Set in the Ettingshall Park area in a popular residential estate approximately 1.3 miles away from Coseley rail station. With a fantastic selection of local schools. Easy access is available to Wolverhampton Road East and Birmingham New Road with transport links to Dudley, Wolverhampton and Birmingham city. Additionally a daytime bus between Sedgley and Bilston will stop, on request, at the end of the drive.

## Entrance Porch

Double glazed sliding door to front, leading to entrance hall.

## Entrance Hall

Single glazed door to front, stairs to first floor landing, doors to various rooms, radiator, understairs storage cupboard.

## Lounge

13' 2" max x 11' 5" ( 4.01m max x 3.48m )

Double glazed window to front and side, radiator, electric fire.

## Dining Room

11' 5" into recess x 11' ( 3.48m into recess x 3.35m )

Radiator, gas fireplace, double glazed sliding doors to rear giving access to the garden.

## Kitchen

13' 4" x 6' 11" ( 4.06m x 2.11m )

Double glazed window to rear, range of wall and base units with worksurfaces above, stainless steel sink drainer, gas oven with gas hob, radiator, access to rear garden.

## First Floor Landing

Double glazed window to rear, loft access, doors to various rooms.

## Bedroom One

13' 2" max x 11' 5" ( 4.01m max x 3.48m )

Double glazed window to front and side, radiator.

## Bedroom Two

11' 5" into recess x 11' ( 3.48m into recess x 3.35m )

Double glazed window to rear, radiator, fitted dresser.

## Bedroom Three

14' 1" x 13' 6" ( 4.29m x 4.11m )

Double glazed window to front, radiator.

## Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps, radiator, half tiled walls and an airing cupboard.

## Outside Front

Driveway, borders and shrubs, outdoors light.

## Garage

17' 9" x 7' 4" ( 5.41m x 2.24m )

Double doors, power and lighting.

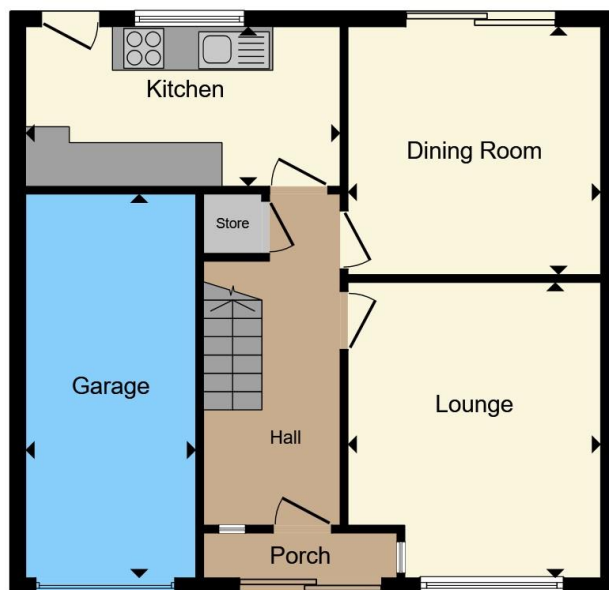
## Outside Rear

Patio, lawned area, borders and shrubs, outdoor light, outdoor tap, gated side access.

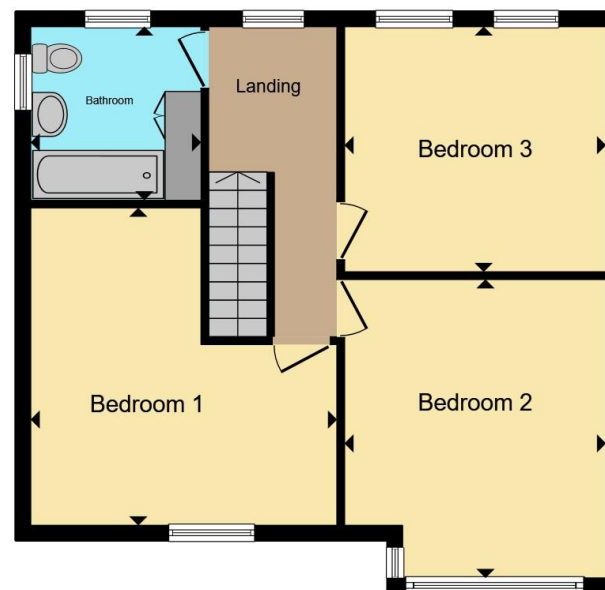








**Ground Floor**



**First Floor**

Total floor area 115.1 m<sup>2</sup> (1,238 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](http://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: E Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH335248](http://connells.co.uk/Property/WVH335248)**



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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