



Swan Bank Penn Wolverhampton WV4 5PZ

for sale guide price
£225,000



Property Description

Connells Wolverhampton are delighted to present to market this renovated three bedroom semi detached family home located in the popular area off Penn. Boasting NO UPWARD CHAIN and thoughtfully improved this home comes to the market via our modern method of auction. Viewing is highly recommended to appreciate the location, spacious accommodation and specification of this wonderful family home. Please call Connells today to arrange a viewing.

Internally comprising of a welcoming entrance hall, lounge, stylish fitted kitchen diner with adjoining utility and conservatory. Upstairs there are three well proportioned bedrooms and a modern family bathroom. Externally the property continues to impress with generous off road parking and an ample rear garden providing excellent potential to create your idyllic outdoor space.

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

Set to the south of Wolverhampton City centre just off the Penn Road with numerous local schools. Wolverhampton rail station is approximately two and half miles away and there is local shopping facilities and eateries which can be found along the Penn Road.



Entrance Hall

Double glazed door and window to rear, stairs to first floor landing, central heating radiator.

Lounge

13' 2" x 10' 8" into recess (4.01m x 3.25m into recess)

Double glazed window to front, central heating radiator.

Kitchen Diner

14' 1" into recess x 10' 11" (4.29m into recess x 3.33m)

Double glazed window to rear, a range of wall and base units with work surfaces, stainless steel sink and drainer, central heating radiator, pantry/store cupboard, door to side leading to porch with utility bay and double glazed door leading to garden, double glazed door to rear leading to conservatory.

Conservatory

9' 11" x 9' 9" (3.02m x 2.97m)

UPVC double glazed, central heating radiator, double glazed patio doors leading to rear garden.

First Floor Landing

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

Bedroom One

13' 8" into window x 10' 8" max (4.17m into window x 3.25m max)

Double glazed window to front, central heating radiator.

Bedroom Two

10' 10" x 9' 11" into recess (3.30m x 3.02m into recess)

Double glazed window to rear, central heating radiator.

Bedroom Three

7' 10" x 6' 10" (2.39m x 2.08m)

Double glazed window to rear, central heating radiator.

Bathroom

Double glazed window to front, wc, wash hand basin, bath with mixer taps and shower over, extractor fan, central heating radiator, tiled walls, tiled floor.

Outside Front

Generous driveway.

Outside Rear

Ample patio, lawned rear, borders and shrubs, outdoor tap, gated side access.

Agents Note

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









Total floor area 84.5 m² (909 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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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335895



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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