

Connells

Columbia Crescent
Akron Gate Wolverhampton

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Akron Gate Wolverhampton WV10 6GB

for sale guide price **£90,000**







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

Samuel Thorneywork from the award winning Connells Wolverhampton Branch is delighted to bring to the market this immaculately presented and deceptively spacious two bedrooms apartment set on the second floor and boasts no onward chain.

Internally the property comprises of an inviting entrance hall leading to an open plan lounge and kitchen with feature Juliet balcony. The property also has a well appointed bathroom, two bedrooms with the added benefit of an en-suite shower room.

Externally the property has an allocated parking space with secure gated entrance.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated on the popular Akron Gate estate which links to the main A449 Stafford Road with further links the M54 and M6 motorways. The i54 commercial development is also close by. Wolverhampton University and City centre along with local shopping is also conveniently located nearby.

Approach

Set back from the road side with secure gated entrance and secure intercom system entry.

Communal Hallway

Doors to front and rear, stairs to all floors.

Entrance Hallway

Double glazed window, intercom, loft access, electric storage heater, two storage cupboards, one housing the water tank, doors to various rooms.

Lounge/ Kitchen

23' 8" x 14' 7" (7.21m x 4.45m)

Double glazed window, Juliet balcony, ceiling light point, ceiling spotlights, two electric storage heaters. In the kitchen there is an integrated oven, electric four ring hob, extractor hood, plumbing point for washing machine, double glazed window, ceiling spotlights.

Bedroom One

12' 5" max x 9' 8" max (3.78m max x 2.95m max)

Double glazed window, ceiling light point, door to en-suite.

En-Suite

Shower cubicle, low flush wc, wash hand basin, electric storage heater, ceiling spotlights, extractor fan, partly tiled walls.

Bedroom Two

12' 5" max x 7' 3" max (3.78m max x 2.21m max)

Double glazed window, ceiling light point, electric storage heater.

Bathroom

Panelled bath, low flush wc, wash hand basin, ceiling spotlights, extractor fan, electric storage heater, double glazed window, partly tiled walls.

Outside

One allocated parking space.







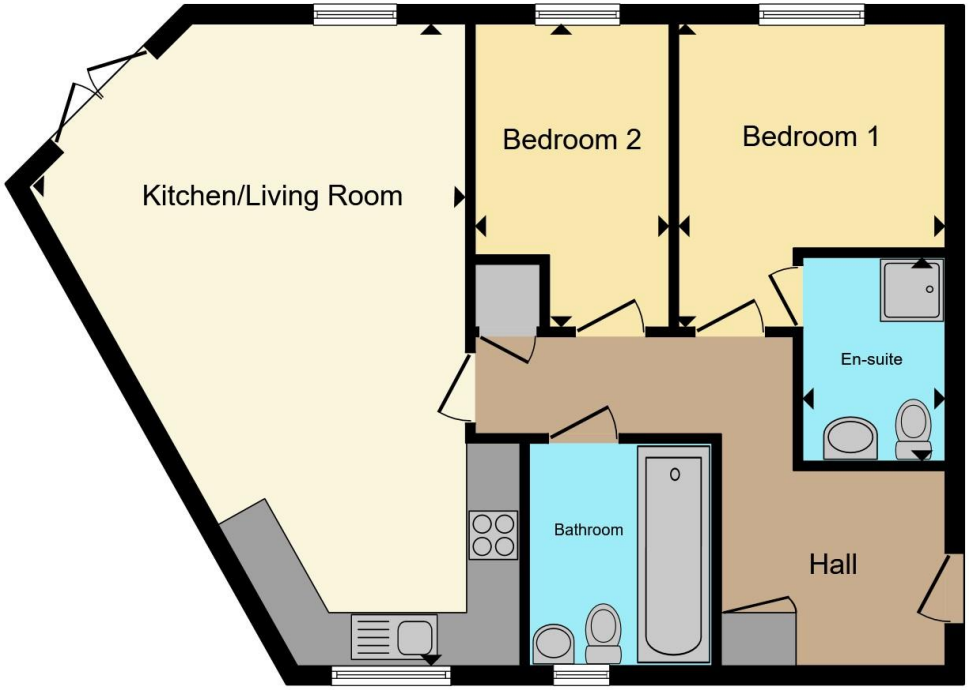









No Parking
On The
Block Paved
Area / Grass



Floor Plan

Total floor area 64.6 m² (696 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: D

Council Tax Band: B

Service Charge: 1589.76

Ground Rent: 225.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH336860

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi 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.

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