



Connells

Park Street South
Blakenhall Wolverhampton

Park Street South Blakenhall Wolverhampton WV2 3JG

for sale guide price
£135,000



Property Description

James Wenlock from Connells Wolverhampton brings to the market this three bedroom mid terrace property in need of refurbishment. Viewing is strongly advised in order to fully understand the fabulous potential this property offers, call Connells today to book a viewing.

The property briefly comprises of entrance hall, lounge, dining room, kitchen, utility and downstairs bathroom area. On the first floor there are three spacious bedrooms and family bathroom shower room. Externally there is a front courtyard style garden and a generous rear garden.

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 Goldthorn Hill within walking distance of Goldthorn Medical Centre, approximately one and half miles away from both West Park and Penn Hospitals, and approximately one and half miles away from Wolverhampton City centre and Rail Station. The property is also close to local shops, amenities and convenience store. There are also numerous schools nearby.

Entrance Hall

Door to front, stairs to first floor landing, doors to various rooms.

Lounge

12' 1" x 12' 1" (3.68m x 3.68m)

Window to front, door to entrance hall.

Dining Room

13' x 12' 3" (3.96m x 3.73m)

Window to rear, door to entrance hall, open to kitchen.

Kitchen

15' 2" x 8' 5" (4.62m x 2.57m)

Windows to side, a range of base units, space for various appliances, open to utility room.

Utility Room

8' 6" x 8' 5" (2.59m x 2.57m)

Door to side, plumbing point, door to downstairs bathroom.

Downstairs Bathroom

Window to side, various plumbing points, door to utility room.

First Floor Landing

Doors to various rooms.

Bedroom One

15' 7" x 12' 2" (4.75m x 3.71m)

Two windows to front, door to first floor landing.

Bedroom Two

13' 1" x 9' 7" (3.99m x 2.92m)

Window to rear, door to first floor landing.

Bedroom Three

9' 7" x 8' 6" (2.92m x 2.59m)

Window to rear, door to first floor landing.

Family Shower Room

Window to side, shower cubicle, low flush toilet, pedestal sink, door to first floor landing.

Outside Front

Courtyard style garden to front.

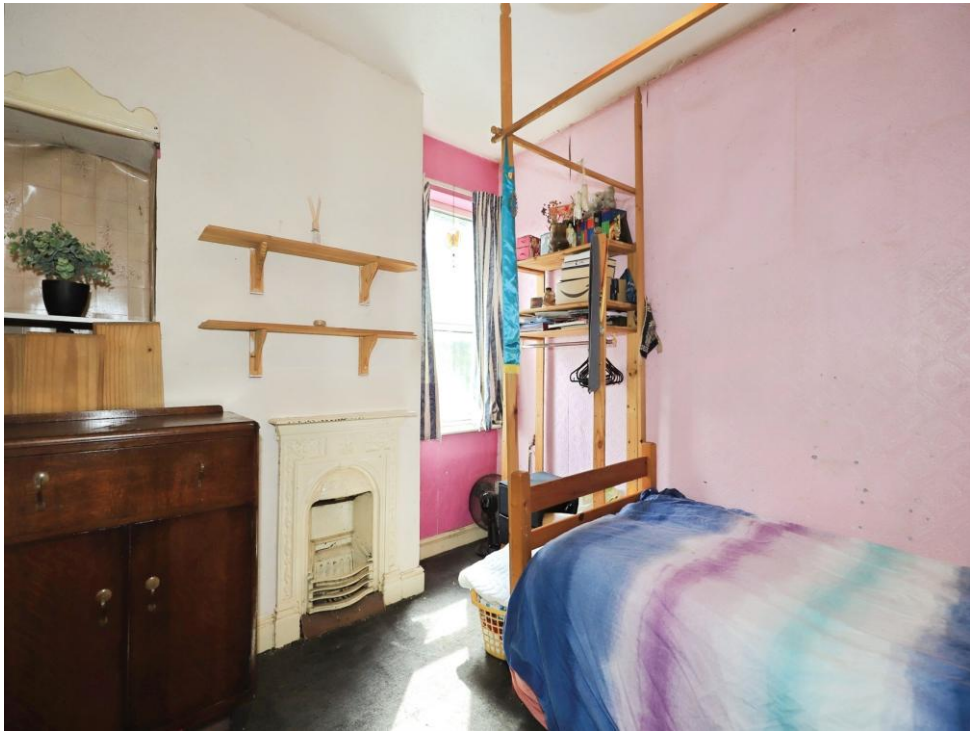
Outside Rear

Enclosed rear garden with secure gated access and alleyway with access to Hagger Street.

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 111.3 m² (1,198 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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 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336069



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.

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