



Connells

Prosser Street
Park Village Wolverhampton



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 deceptively spacious chain free two bedroom mid-terraced family home situated in the popular area of Park Village.

Internally the property comprises of lounge, dining room, kitchen, lobby, ground floor bathroom and two double bedrooms. Externally to the front is on street parking and a rear garden.

Viewings are highly recommended and would be suitable for first time buyers, investors or developers.

Location And Area

Situated close to a range of local amenities, residents will find themselves within easy reach of New Cross Hospital, Wolverhampton City Centre is just a short distance away, offering a wealth of shopping, dining and entertainment options.

Approach

Set back from the roadside with access to the main accommodation.



Lounge

12' 2" max x 11' 2" max (3.71m max x 3.40m max)

Double glazed window to front, ceiling light point, radiator.

Dining Room

12' 2" max x 11' 5" max (3.71m max x 3.48m max)

Double glazed window to rear, storage cupboard, ceiling light point, radiator, door to lounge, kitchen and stairs.

Kitchen

11' 2" x 6' 4" (3.40m x 1.93m)

Matching wall and base units with stainless steel sink and drainer with mixer tap, electric cooker point, plumbing point for washing machine, space for fridge freezer, wall mounted boiler, ceiling light point, radiator, double glazed window to side, door to dining room and lobby.

Lobby

Doors to ground floor bathroom, garden and kitchen.

Downstairs Bathroom

Panelled bath with shower attachment, low flush wc, wash hand basin, ceiling light point, radiator, partly tiled walls, double glazed window to side.

First Floor Landing

Ceiling light point, doors to bedrooms.

Bedroom One

12' 2" max x 11' 3" max (3.71m max x 3.43m max)

Double glazed window to front, ceiling light point, radiator.

Bedroom Two

12' 2" max x 11' 3" max (3.71m max x 3.43m max)

Double glazed window to rear, ceiling light point, radiator, cupboard housing loft access.

Outside Rear

Timber fencing, potential to be landscaped

Agents Note

Please note Connells believe this property has Japanese Knotweed within the vicinity, please seek advice before incurring any costs.







To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
Band: A

Tenure: Freehold

view this property online [connells.co.uk/Property/WVH335406](https://www.connells.co.uk/Property/WVH335406)



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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