

Connells

Craddock Street
Whitmore Reans Wolverhampton

# Craddock Street
# Whitmore Reans Wolverhampton WV6 0QH

for sale guide price
**£100,000**







## Property Description

Connells Wolverhampton offer for sale this two bedroom end of terrace, offering NO UPWARD CHAIN. Call Connells today to book your viewing.

Property has secure gated side access and larger than normal rear & side garden. Internally property offers lounge, dining room, kitchen, bathroom, two double bedrooms.

## 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 north west of Wolverhampton City Centre with easy access to A449 and adjoining M54 motorway. Only a short drive from Wolverhampton Racecourse and the local Tettenhall Village shopping facilities. Ideally placed for the city centre and rail station away with numerous local schools.

## Lounge

14' 3" x 11' 3" ( 4.34m x 3.43m )

## Dining Room

15' 2" x 11' 4" ( 4.62m x 3.45m )

## Kitchen
8' 10" x 6' 3" ( 2.69m x 1.91m )

## Bathroom

## First Floor Landing

## Bedroom One
11' 5" x 11' 2" ( 3.48m x 3.40m )

## Bedroom Two
12'  x 11' 5" ( 3.66m x 3.48m )

## Outside Rear

## 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 66.3 m² (714 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

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To view this property please contact Connells on

**T 01902 710 170**
**E wolverhampton@connells.co.uk**

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: D

Council Tax Band: A

Tenure: Freehold

**view this property online connells.co.uk/Property/WVH336222**

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.