



Connells

Hordern Grove
Whitmore Reans Wolverhampton

Hordern Grove Whitmore Reans Wolverhampton WV6 0HW

for sale guide price
£150,000



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.

Location And 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 race course and the local Tettenhall Village shopping facilities. Ideally placed for the city centre and rail station which is approximately a mile away with numerous local schools.

Entrance Hall

Double glazed door to front, original single stained glass window to side, stairs to first floor landing, radiator.

Lounge

27' 4" into bay x 11' 5" into recess (8.33m into bay x 3.48m into recess)

Double glazed bay window to front, two radiators, log burner and double glazed patio doors to rear.

Kitchen

9' 6" x 6' 2" (2.90m x 1.88m)

Double glazed window to side, range of wall and base units with worksurfaces above, electric oven, gas hob, stainless steel sink drainer.



First Floor Landing

Double glazed window to side, loft access, airing cupboard, access to various rooms.

Bedroom One

13' 1" x 9' 8" into recess (3.99m x 2.95m into recess)

Double glazed window to front, radiator.

Bedroom Two

11' 6" into recess x 11' 1" (3.51m into recess x 3.38m)

Double glazed window to rear, radiator, fitted wardrobe.

Bedroom Three

12' into window x 8' 3" (3.66m into window x 2.51m)

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, wc, wash hand basin, extractor fan, bath with mixer taps and shower head above, radiator, tiled walls, lino flooring.

Outside Front

On street parking.

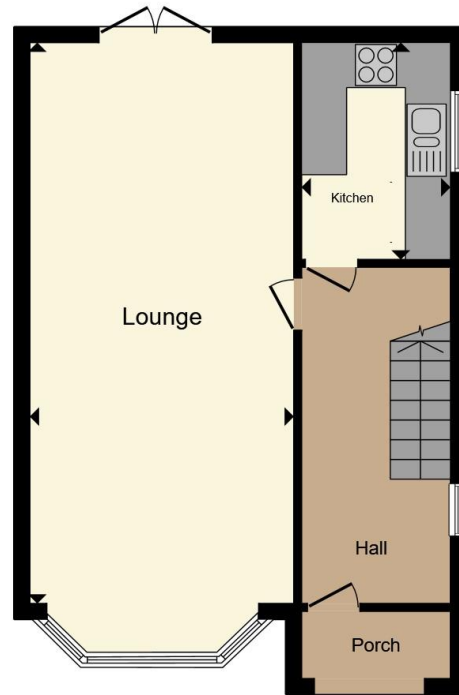
Outside Rear

Patio, lawn, borders and shrubs, storage shed, outdoor light, outdoor tap, gated side access.

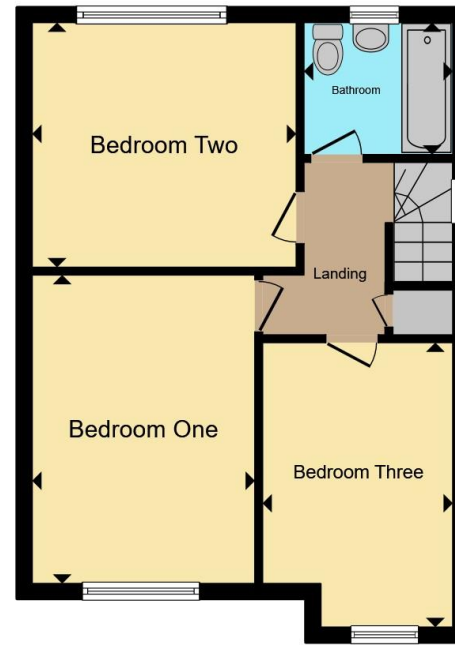








Ground Floor



First Floor

Total floor area 88.1 m² (948 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: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335199



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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