



Connells
01802 710 170
FOR SALE

Connells

Wychbury Road
Finchfield Wolverhampton

Wychbury Road Finchfield Wolverhampton WV3 8DN

for sale guide price
£220,000



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 is delighted to bring to the market this three bedroom semi-detached family home in need of modernisation and boasts no onward chain in the popular area of Finchfield.

Internally the property comprises of having an entrance porch leading to an inviting entrance hallway which leads to a through lounge dining room and well appointed kitchen. On the first floor there are three bedrooms and a family bathroom.

Outside to the front there is ample off road parking, storage area to side, whilst the rear boasts a generously sized rear garden.

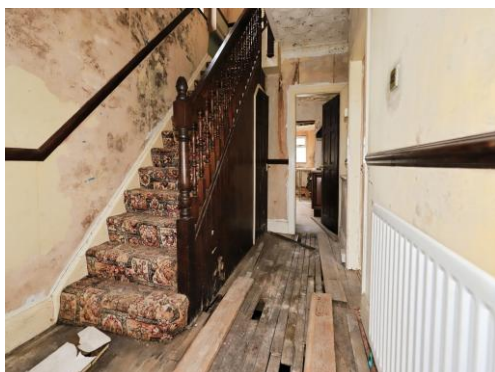
Viewings are highly recommended to appreciate the accommodation on offer.

Agents Safety Note

Please be careful upon entry of the property as there are some missing floor boards in the entrance hallway.

Location And Area

Set to the south west of Wolverhampton City Centre in the highly regarded location of Finchfield with excellent local schooling and superb local amenities. Only a short drive away from Penn Common and Penn Hospital, Easy access to A449 route for commuters.



Approach

Set back from the road side behind a driveway with tarmac and block paving, access to the main accommodation and storage area.

Entrance Porch

Double glazed windows, door to entrance hall.

Entrance Hall

Storage cupboard with double glazed window to side, double glazed window to front, radiator, ceiling light point, stairs to first floor.

Lounge

11' 4" into bay x 11' 6" max (3.45m into bay x 3.51m max)

Two radiators, mock beams, double glazed window to front, ceiling light point, double glazed french doors to rear, open fire place, ceiling light point, archway to lounge and dining room.

Kitchen

14' 7" x 9' 8" (4.45m x 2.95m)

Array of base units with stainless steel sink and drainer with mixer tap, four ring gas hob with extractor hood above, integrated oven, electric wall mounted heater, double glazed window to side and rear, doors to hallway and rear garden.

First Floor Landing

Wall mounted heater, double glazed window to side, loft access, doors to various room,.

Bedroom One

14' 2" into bay x 9' 6" to wardrobe (4.32m into bay x 2.90m to wardrobe)

Double glazed window to front, radiator, ceiling light point, two wall lights and fitted wardrobe and draws.

Bedroom Two

11' 10" max x 10' 6" max (3.61m max x 3.20m max)

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

Bedroom Three

9' 10" x 6' 10" (3.00m x 2.08m)

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

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, radiator, ceiling light point, partly tiled walls, cupboard housing the water tank, double glazed window to rear.

Outside Rear

Large lawn area with mature trees and timber fencing, gates to storage area.









Total floor area 117.5 m² (1,264 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

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

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

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