



Connells

Georgina Avenue
Coseley Bilston

Georgina Avenue Coseley Bilston WV14 8UX

for sale guide price
£150,000



Property Description

Connells Wolverhampton have the delight to bring to the market this spacious semi-detached family home being sold with no upward chain. Located in the popular area of Coseley near to local amenities, transport links and schooling.

Boasting fantastic potential throughout this ideal family home comprises of an entrance porch, leading to inner hall, lounge with feature bay window, dining room and fitted kitchen to the ground floor. Upstairs are three bedroom and a family shower room.

Externally there is a concrete print frontage giving potential for off road parking, near 25ft garage space providing excellent storage or potential for conversion subject to planning permission and finally a low maintenance rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

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

Situated in Coseley offering fantastic commuting access to the Birmingham New Road which links to Wolverhampton, Dudley and Birmingham.

Porch

Double glazed patio doors to front and double glazed window to front.



Entrance Hall

Double glazed patio doors to front, stairs to first floor landing, electric heater, understairs storage cupboard

Lounge

14' 5" into bay x 11' (4.39m into bay x 3.35m)

Double glazed bay window to front, electric fire place.

Dining Room

11' 11" x 10' (3.63m x 3.05m)

Double glazed window to rear, electric fire place.

Kitchen

8' 5" x 6' 6" (2.57m x 1.98m)

Double glazed window to rear, range of wall and base units with work surfaces above, stainless steel sink drainer, electric oven, electric hob, double glazed door to rear with access to rear porch.

Rear Porch

Double glazed door to side, matching side panels.

First Floor Landing

Loft access, access to various rooms.

Bedroom One

14' 6" into bay x 10' 4" (4.42m into bay x 3.15m)

Double glazed bay window to front, electric heater.

Bedroom Two

12' x 10' (3.66m x 3.05m)

Double glazed window to rear, electric heater.

Bedroom Three

8' 3" x 6' 4" (2.51m x 1.93m)

Double glazed window to front, electric heater.

Bathroom

Double glazed window to rear, wc, wash hand basin, shower cubicle, extractor fan, tiled walls and airing cupboard.

Outside Front

Concrete print frontage giving potential for a driveway.

Outside Rear

Two slabbed patios, storage shed, brick built coal house with double glazed window to side, outdoor light, outdoor tap, shrubs.

Garage

24' 11" x 7' 8" (7.59m x 2.34m)

Side hinged double doors, internal lighting, double glazed door to rear giving access to garden as well as a double glazed window to rear.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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 102.7 m² (1,106 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

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

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: F Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335771



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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