

Connells

Masefield Close
Bilston

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Bilston WV14 8AX

for sale guide price
£100,000







Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this three bedroom mid terrace property in a cul-de-sac location. Benefiting from NO ONWARD CHAIN and with large room sizes, this property needs to be viewed in order to fully appreciate, call Connells today to book your viewing.

Internally the property comprises of entrance hall, large entertainment style lounge diner, kitchen, three well proportioned bedrooms, bathroom and separate wc. Externally there is a garden area previously used as a small driveway and side shared gated access leading to a good size enclosed rear garden with two outbuildings.

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

Situated to the south of Wolverhampton City Centre with easy access to Bilston Town Centre on a modern popular residential estate with easy access to both Birmingham New Road and Black Country Route offering fantastic commuting links.

Entrance Hall

Double glazed door to front, stairs to first floor landing, doors to various rooms.

Kitchen

Double glazed window to rear, a range of wall and base units, space for various appliances, door to lounge diner, door to entrance hall.

Entertainment Lounge Diner

Double glazed sliding door to rear, double glazed window to front, central heating radiator, electric fire, door to kitchen.

First Floor Landing

Doors to various rooms.

Bedroom One

Two double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Two

Double glazed window to rear, central heating radiator, door to first floor landing.

Bedroom Three

Double glazed window to rear, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to rear, panelled bath, pedestal sink, door to first floor landing.

Separate Wc

Double glazed window to rear, low flush toilet, door to first floor landing.

Outside Front

Hard standing driveway area to front with paved pathway to side.

Outside Rear

Shared gated access leading to an enclosed garden, mostly slabbed, mature plants, three and shrubs, two outbuildings.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note we are aware this property sits within a mining area and we believe the property may be within the distance of a mine shaft. Whilst we have mentioned a driveway area the access would require driving over a small pavement shared with the neighbour.







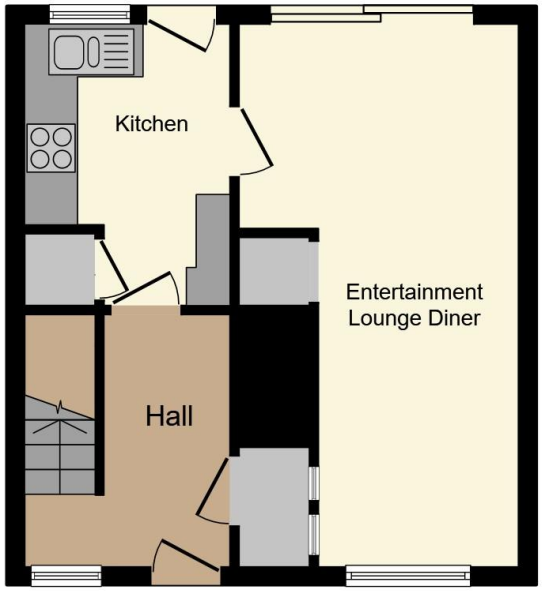




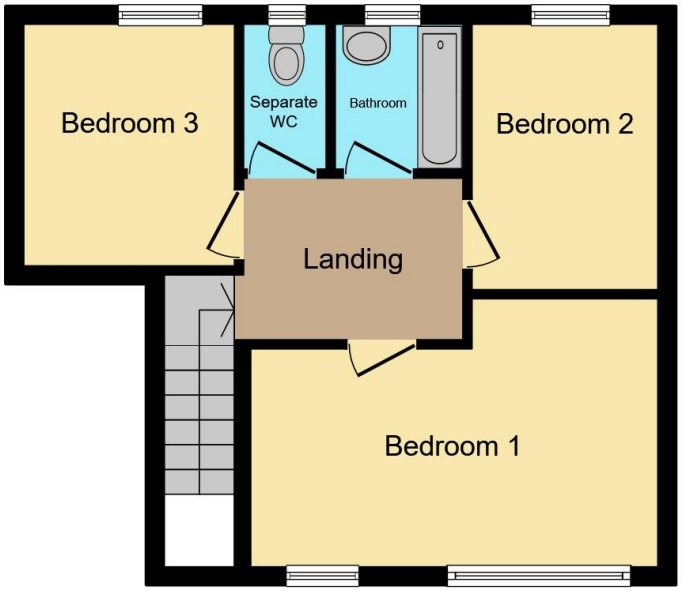








Ground Floor



First Floor

Total floor area 73.5 m² (791 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

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WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336246

The Property Ombudsman

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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.