



Connells

Legge Street
Wolverhampton

Legge Street Wolverhampton WV2 2DH

for sale guide price
£135,000



Property Description

Connells Wolverhampton bring to the market this deceptively spacious three bedroom mid-terraced property in need of some TLC. Currently benefiting from no onward chain this property should be viewed in order to appreciate.

The property comprises of an entrance porch, entrance hall lounge, kitchen diner three bedrooms and a family bathroom. Externally there is a driveway to front, side gated access and an enclosed rear garden.

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 south of Wolverhampton City centre with easy access to Birmingham New Road and adjoining Black Country Route. The property is approximately 1.5 miles away from Wolverhampton rail station and New Cross hospital. There are many local shops and restaurants in the local vicinity.

Entrance Porch

Double glazed door to front, door to entrance hall.

Entrance Hall

Stairs access, door to lounge.

Lounge

15' 8" max x 11' 4" (4.78m max x 3.45m)

Double glazed window to front radiator, door to kitchen.

Kitchen

9' 4" x 12' 5" (2.84m x 3.78m)

Double glazed window to rear, double glazed door to rear, range of wall and base units with space for various appliances, space for dining table, pantry storage cupboard, door to lounge.

First Floor Landing

Doors to various rooms.

Bedroom One

12' 3" x 14' (3.73m x 4.27m)

Two double glazed windows to rear, radiator, door to landing.

Bedroom Two

13' 3" x 8' 8" (4.04m x 2.64m)

Double glazed window to front, radiator, door to landing.

Bedroom Three

10' x 6' 6" (3.05m x 1.98m)

Double glazed window to rear, radiator, door to landing.

Family Bathroom

Panelled bath, pedestal sink, low flush toilet, double glazed window, electric shower, door to landing.

Outside Front

Driveway with off road parking.

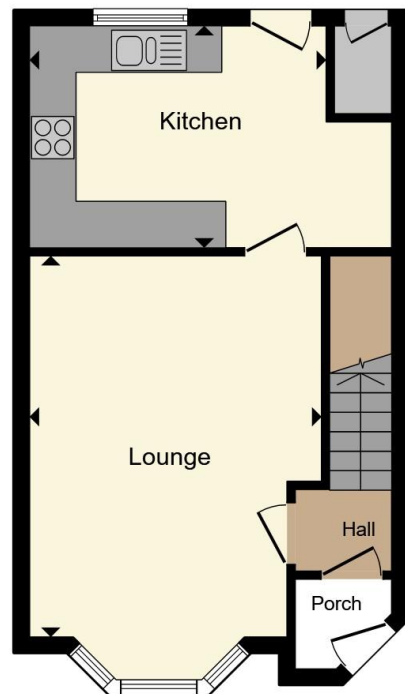
Outside Rear

Enclosed garden, mostly lawned with side gated access.

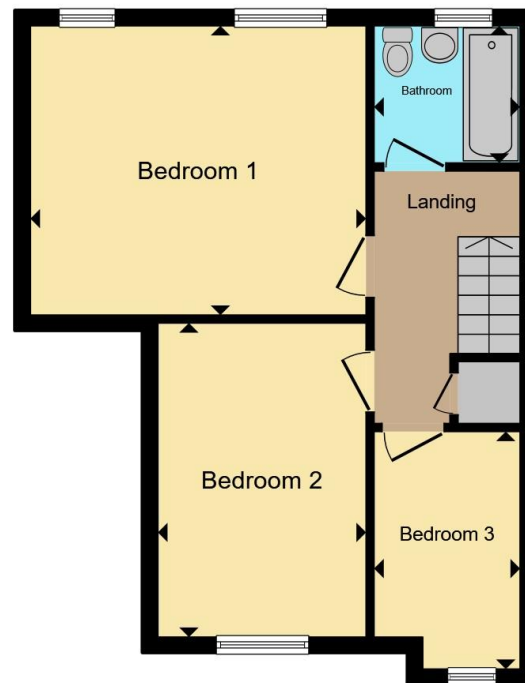








Ground Floor



First Floor

Total floor area 79.9 m² (860 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/WVH335667



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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