Connells

Princess Anne Road
Bilston

Princess Anne Road
Bilston WV14 8EJ

for sale guide price
£165,000

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.

The Location & Area

Situated in the Bilston area of Wolverhampton close to commuting to Bilston town centre and Wolverhampton City Centre, the property is also situated close to schools, bus routes and other local amenities.

Approach

Set back from the roadside behind a potential driveway (would require a dropped kerb) with access to the main accommodation and lean to/utility.

Entrance Hall

Door to front, meter cupboard, ceiling light point, stairs rising to first floor landing, storage cupboard, central heating radiator, door to lounge.

Lounge

10' min x 11' max (3.05m min x 3.35m max)

Double glazed window to front, ceiling light point, gas fireplace, central heating radiator, gas fireplace, door to entrance hall, archway to dining room.

Dining Room

9' 1" x 8' (2.77m x 2.44m)

French doors, ceiling light point, central heating radiator, door to kitchen, archway to lounge.

Kitchen

10' x 10' (3.05m x 3.05m)

Matching wall and base units, one and half stainless steel sink and drainer with mixer tap, space for fridge freezer, part tiled walls, integrated oven, window to side, doors to dining room, lean to/utility, double glazed window to rear.

Lean To/ Utility

5' x 5' (1.52m x 1.52m)

Plumbing for washing machine, work top, spotlights, doors to front, rear garden and ground floor wc.

Study/ Storage Area

First Floor Landing

Double glazed window to side, cupboard housing wall mounted boiler, loft access, doors to various rooms.

Bedroom One

12' max x 9' max (3.66m max x 2.74m max)

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

Bedroom Two

12' max x 9' max (3.66m max x 2.74m max)

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

Bedroom Three

8' x 7' 11" (2.44m x 2.41m)

Double glazed window to front, central heating radiator, ceiling light point, built-in storage cupboard.

Bathroom

P shaped bath with shower over, low flush wc, wash hand basin unit, heated towel rail, tiled walls, ceiling light point, double glazed window to rear.

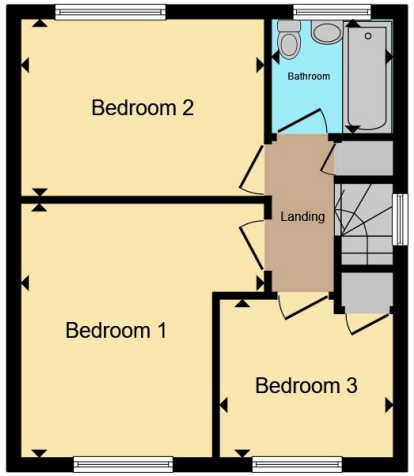
Outside Rear

Paved patio area, step up to lawn, mature trees and shrubs, outside tap point.

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.

Ground Floor



First Floor

Total floor area 86.2 m² (928 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: C

Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336637

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.

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