



Connells

Mayfield Road
Eastfield Wolverhampton

Mayfield Road Eastfield Wolverhampton WV1 2EZ

for sale guide price
£160,000



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

Connells Wolverhampton have the delighted to bring to market this modern end-terraced home being sold with no upward chain. Well located to Wolverhampton City Centre and nearby general amenities and transport links alike this property promises to be the ideal choice for first time buyers.

Internally the property comprises of an entrance hall, fitted kitchen, lounge, downstairs wc, two double bedrooms, first floor family bathroom.

Externally the property boasts a low maintenance rear garden and two allocated parking spaces to rear secure gated entrance.

Viewing is highly recommended to appreciate the accommodation on offer

Location And Area

Set to the east of Wolverhampton City Centre in the East Park area with easy access to Willenhall Road, within walking distance of East Park, easy access to Wolverhampton Rail Station and Bentley Bridge retail park for shopping.

Entrance Hall

Double glazed door to front, radiator, understairs storage cupboard, stairs to first floor landing, access to wc.



Lounge

13' 1" x 11' 6" (3.99m x 3.51m)

Double glazed window to rear, double glazed patio doors to rear giving access to garden, plumbing for radiator.

Kitchen

11' 5" x 6' 9" (3.48m x 2.06m)

Double glazed window to front, range of wall and base units with worksurfaces above, stainless steel sink drainer, electric oven, gas hob, washing machine.

Wc

Double glazed window to front, wc, wash hand basin, part tiled walls.

First Floor Landing

Loft access, doors to various rooms.

Bedroom One

13' 1" max x 9' 2" max (3.99m max x 2.79m max)

Double glazed window to front, radiator, airing cupboard.

Bedroom Two

13' 1" into recess x 7' 9" (3.99m into recess x 2.36m)

Double glazed window to rear, radiator, built in wardrobe.

Bathroom

Double glazed window to side, wc, wash hand basin, vanity unit, bath with mixer taps and shower head above extractor fan, shaving point, plumbing for heated towel rail.

Outside Front

Patio frontage, borders and shrubs.

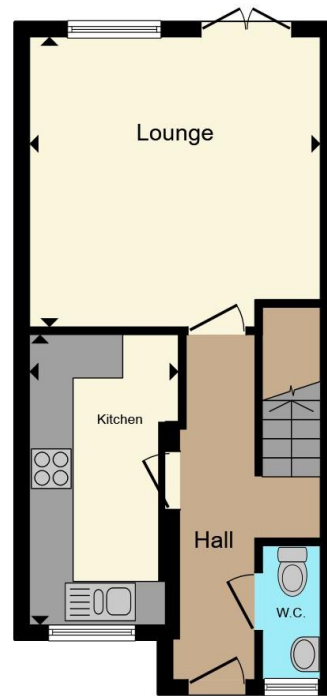
Outside Rear

Slabbed patio, composite rear gate, composite gated side access, two allocated parking space.

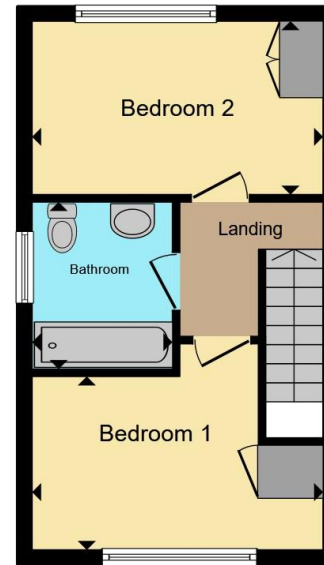








Ground Floor



First Floor

Total floor area 62.8 m² (676 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/WVH335693



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