



Connells

Showell Road
Bushbury Wolverhampton



Auctioneer's Comments

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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

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this modern deceptively spacious extended three bedroom semi detached family home situated in a popular area and boasts NO ONWARD CHAIN. Call Connells today to book your viewing.

Internally the property comprises of entrance hall, lounge, dining room and well appointed extended modern stylish kitchen with adjoining ground floor wet room. Heading upstairs you will find three bedrooms and a stylish family bathroom. Outside to the front is off road parking with access to the detached garage. To the rear is a generous sized garden.

The Location & Area

Conveniently located for local shopping, bus routes, A449 Stafford Road with further links to M54 and M6 motorways. Bentley Bridge and Wednesfield shopping centres are also relatively close by along with New Cross hospital.

Approach

Set back from the roadside behind a front garden and off road parking with access to the main accommodation.

Entrance Hall

Door to front, central heating radiator, spotlights, storage with double glazed window to side, doors to lounge, dining room and kitchen.



Lounge

11' 1" max x 10' 9" (3.38m max x 3.28m)

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

Dining Room

11' 3" max x 11' 1" max (3.43m max x 3.38m max)

Central heating radiator, ceiling light point, doors to entrance hall and kitchen.

Kitchen

18' 1" max x 10' 9" max (5.51m max x 3.28m max)

Matching wall and base units, stainless steel sink and drainer with mixer tap, integrated oven, four ring gas hob, extractor hood, plumbing for washing machine, part tiled walls, central heating radiator, spotlights, double glazed window to rear, doors to rear garden, ground floor wet room, dining room and entrance hall.

Ground Floor Wet Room

Double glazed window to rear, shower, panelled walls, low flush wc, wash hand basin, extractor fan, spotlights.

First Floor Landing

Double glazed window to side, loft access, spotlights, doors to various rooms.

Bedroom One

11' 2" max x 11' 1" (3.40m max x 3.38m)

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

Bedroom Two

11' 2" max x 10' 10" max (3.40m max x 3.30m max)

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

Bedroom Three

7' 7" x 6' (2.31m x 1.83m)

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

Family Bathroom

Panelled bath with shower attachment, low flush wc, wash hand basin, tiled walls, central heating radiator, cupboard housing wall mounted boiler, extractor fan, spotlights, double glazed window to rear.

Outside Rear

Paving, lawn, mature trees.

Outside Rear

Paving, lawn, mature trees, side gate.

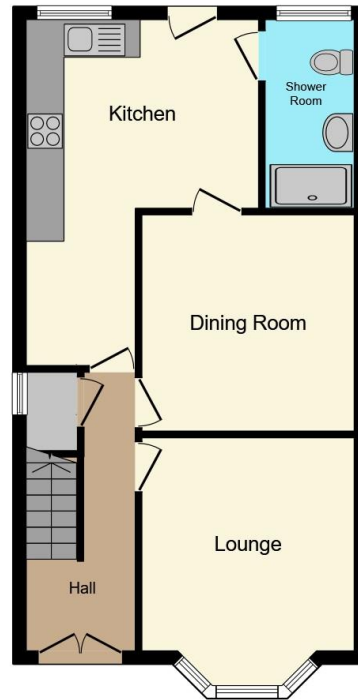
Garage

Suitable for storage.

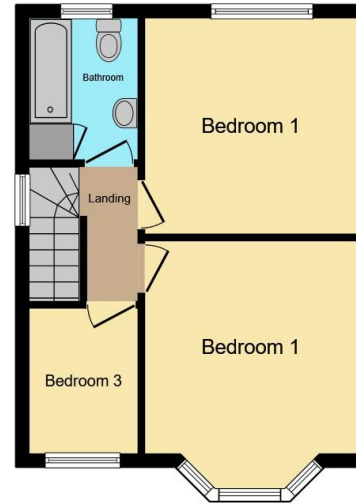








Ground Floor



First Floor

Total floor area 90.1 m² (970 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

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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335892



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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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