



**Connells**

Fieldhead Place  
Tettenhall Wolverhampton



### 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.

### Main Description

Connells Wolverhampton are delighted to bring to the market this two bedroom third floor flat situated in the popular area of Tettenhall and boasts no onward chain.

Internally the property comprises of communal entrance hallway leading to the stairs for the main accommodation, internally there is a entrance hall with the benefit of plenty of storage space, spacious lounge with dining area, well appointed kitchen, two generously sized bedrooms, bathroom.

Externally there is communal parking with communal grounds, washing line areas.

Viewing is highly recommended to appreciate the accommodation on offer.

### Location And Area

Set in the popular Tettenhall Wood location with highly regarded local schools, good local amenities, transport links and local allotment within walking distance. Wolverhampton Hospital is approximately 3/4 of a mile away.

### Approach

Communal grounds, communal parking areas, access via a secure intercom system..

### Entrance hall

Intercom system, two storage cupboards, electric storage heater, loft access, doors to various rooms.

### Lounge

15' 4" x 12' 4" ( 4.67m x 3.76m )

Double glazed window, electric storage heater, electric fire place.

### Kitchen

10' 2" x 8' 5" ( 3.10m x 2.57m )

Base units with worktop, stainless steel sink and drainer with mixer tap, partly tiled walls, wall mounted heater, plumbing point for washing machine, double glazed window, two storage cupboards.

### Bedroom One

12' 6" x 10' 8" ( 3.81m x 3.25m )

Double glazed window, electric storage heater, built in cupboard.

### Bedroom Two

11' 7" x 8' 4" ( 3.53m x 2.54m )

Double glazed window, electric storage heater, built in cupboard.

### Bathroom

Double glazed window panelled bath, low flush wc, wash hand basin, partly tiled walls, cupboard housing water tank.

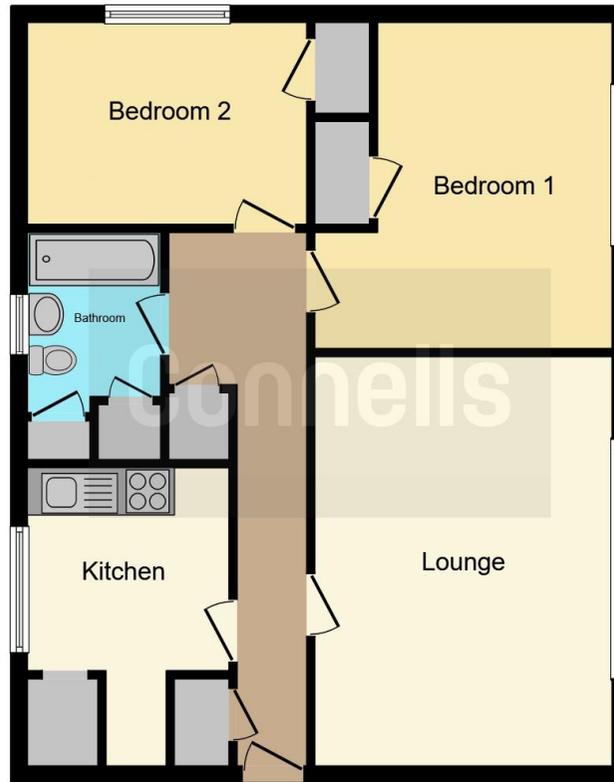
### Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH332302](http://connells.co.uk/Property/WVH332302)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Aug 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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