

Connells

Harper Avenue
Wednesfield Wolverhampton

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Wednesfield Wolverhampton WV11 1HF

for sale guide price
£140,000







Property Description

Connells Wolverhampton have the delight to bring to the market this three bedroom family home in a popular residential location. Benefiting from being a short distance away from popular schooling this property should be viewed to fully appreciate.

The property comprises of an entrance hall, lounge, kitchen diner, downstairs wc. On the first floor there are a selection of three bedrooms and a family shower room.

Externally there is a large driveway to front offering ample off road car parking, side gated access leading to a large enclosed rear garden, solar panels to rear.

Viewing is highly recommended to appreciate the accommodation on offer.

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

Situated on the ever popular Long Knowle Estate set between the popular Lower Prestwood Road and Blackhalve Lane. There is a wonderful selection of local shops nearby and this property offers fantastic commuting access to the M54, adjoining M6 and the popular Bentley Bridge retail park.

Entrance Hall

Double glazed door to front, stairs access, doors to various rooms.

Lounge

Double glazed window to front, double glazed window to rear, gas fire, radiator, door to entrance hall.

Kitchen

Double glazed window to rear, range of wall and base units, inset sink, radiator, cooker, tumble dryer, boiler, space for various appliance, door to entrance hall.

Downstairs Wc

Low flush toilet, double glazed window, door to entrance hall.

First Floor Landing

Doors to various rooms.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Shower Room

Electric shower in cubicle, glazed window to side, wash hand basin, door to landing.

Outside Front

Large block paved driveway offering ample off road parking with a dwarf wall to front, side access.

Side Entryway

Brick built storage, electric, door to rear garden.

Outside Rear

Mostly lawned rear garden, range of mature plants, trees and shrubs surrounded by a range of panelled fencing.

Agents Note

The property has solar panels.

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







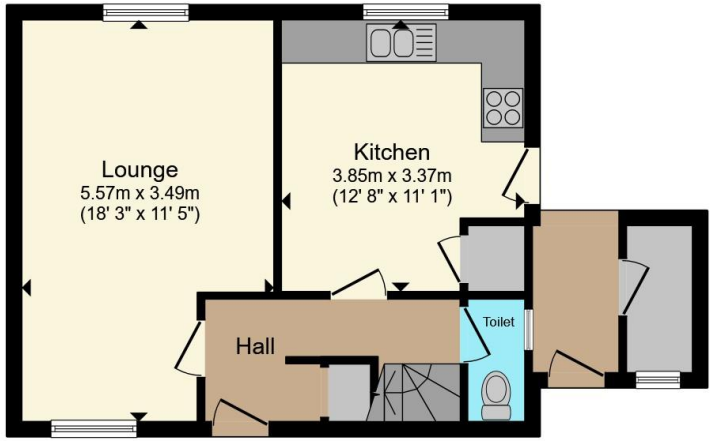




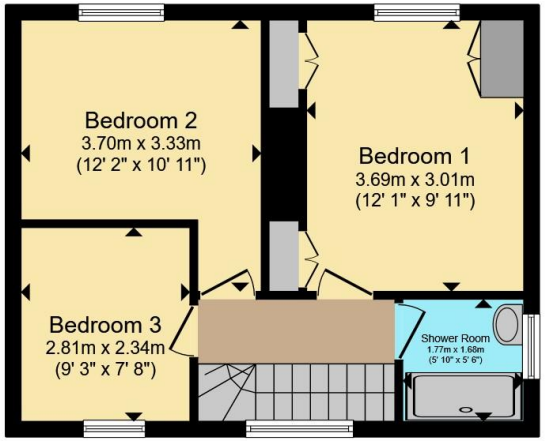








Ground Floor



First Floor

Total floor area 82.3 m² (886 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/WVH334064

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.