



Connells

Primrose Avenue
Bushbury Wolverhampton

Primrose Avenue Bushbury Wolverhampton WV10 8AQ

for sale guide price
£140,000



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this deceptively spacious three end terrace family home in need of modernisation and boasts NO ONWARD CHAIN. Viewings are highly recommended to appreciate the accommodation on offer, call Connells today to book your viewing.

Internally the property comprises of an entrance hallway leading to a spacious lounge with potential for dining area. The ground floor is completed by having a well appointed kitchen and a useful utility room and convenient ground floor wc. Heading upstairs you will find three bedrooms and a family bathroom. Outside is off road parking, well presented front and rear gardens.

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 on Primrose Avenue which offers fantastic commuting access to the M54 and M6 motorways. The i54 commercial development and local shopping is also relatively close by. Further shopping can be found within Wednesfield and Bentley Bridge retail park. Popular schools, doctors and dentist are also within close proximity.



Approach

Set back from the roadside behind off road parking to the front and rear garden.

Porch

Door to entrance hall.

Entrance Hall

Door to porch, ceiling light point, central heating radiator, stairs rising to first floor, door to lounge and kitchen.

Lounge

22' 2" x 10' 3" (6.76m x 3.12m)

Double glazed window to front, gas fireplace, two ceiling light points, double glazed sliding door to rear garden.

Kitchen

14' 1" x 10' 3" (4.29m x 3.12m)

Matching wall and base units, stainless steel sink and drainer with taps, plumbing for washing machine, part tiled walls, gas cooker point, pantry cupboard, storage cupboard, door to utility, central heating radiator, two ceiling light points, extractor fan, double glazed window to rear.

Utility

Doors to front and rear, storage area, power supply, lighting, doors to kitchen and ground floor wc.

Ground Floor Wc

Low flush wc, tap point, window to side.

First Floor Landing

Double glazed window to side, ceiling light point, loft access, doors to various rooms.

Bedroom One

11' x 10' 11" (3.35m x 3.33m)

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

Bedroom Two

12' 1" x 8' 10" (3.68m x 2.69m)

Double glazed window to rear, central heating radiator, built-in wardrobes, ceiling light point.

Bedroom Three

9' 4" max x 8' max (2.84m max x 2.44m max)

Double glazed window to front, central heating radiator, storage cupboard housing wall mounted boiler, ceiling light point.

Bathroom

Panelled bath with shower over, low flush wc, wash hand basin, tiled walls, ceiling light point, central heating radiator, double glazed window to rear.

Outside Rear

Paved patio area, steps up to lawn with central path, useful storage area with window to rear.

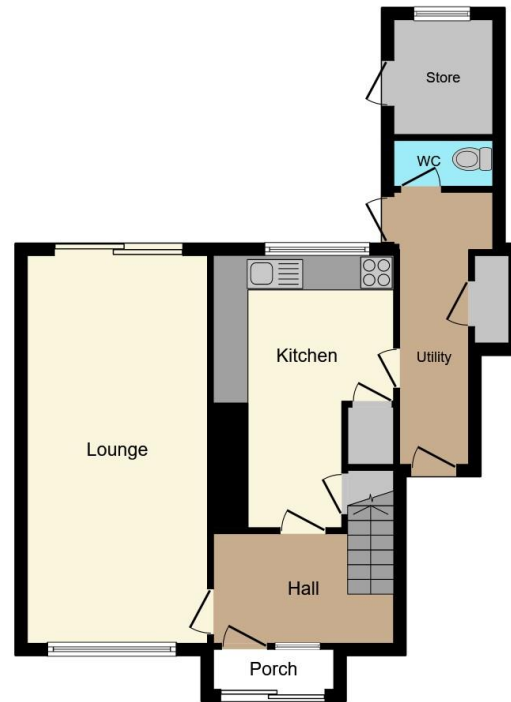
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

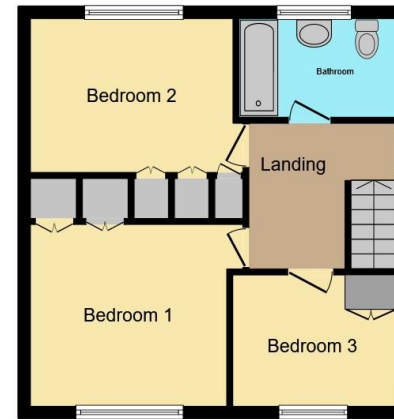








Ground Floor



First Floor

Total floor area 98.6 m² (1,062 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: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335906



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH335906 - 0003