



**Connells**

Grosvenor Park Pennhouse Avenue  
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.

### Property Description

Connells Wolverhampton are pleased to present to market this ground floor one bedroom property located in the over 55's retirement block, being sold with no upward chain and offered for sale via modern method of auction.

The private accommodation comprises of an entrance hall, spacious lounge with feature bay window, fitted kitchen, bedroom with built in wardrobe and shower room.

A fantastic opportunity for people looking to downsize, the property also boasts communal areas with fellow residents including a communal lounge, laundry room, gardens. The property also boasts off road parking and a long lease.

Viewing is highly recommended to appreciate this opportunity, perfect for downsizers.

### Location And Area

Situated in the ever sought after Pennhouse Avenue within the popular Penn area There is fantastic selection of local shopping nearby, bus routes, public houses and eateries just a stone's throw away.

### Communal Entrance Hall

Communal double glazed door to front with intercom system.

## Entrance Hall

Fire door to communal hall, storage cupboard, doors to various rooms.

## Lounge

19' 3" into bay x 10' 4" ( 5.87m into bay x 3.15m )

Double glazed bay window to front, electric heater.

## Kitchen

7' 2" x 5' 6" ( 2.18m x 1.68m )

Range of wall and base units with work surfaces above, stainless steel sink drainer, electric oven and electric hob.

## Bedroom

12' 10" plus wardrobe x 8' 11" ( 3.91m plus wardrobe x 2.72m )

Double glazed window to front, electric heater, built in wardrobe.

## Shower Room

Wc, wash hand basin, shower cubicle, extractor fan, part tiled walls.

## Communal Areas

Lounge, laundry room.

## Outside

Communal gardens, off road parking (not allocated).







To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
WOLVERHAMPTON WV1 4EX

EPC Rating:  
Awaited

Council Tax  
Band: B

Service Charge:  
2578.96

Ground Rent:  
264.60

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WVH335085](https://www.connells.co.uk/Property/WVH335085)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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