



Connells

Dimmock Street
Parkfields Wolverhampton



Property Description

"CASH BUYERS ONLY - A TWO BEDROOM MID TERRACE PROPERTY - NO UPWARD CHAIN"

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is offering for sale a two bedroom mid terrace property offered for sale with NO UPWARD CHAIN.

Internally the property comprises lounge, sitting room, dining area and fitted kitchen. To the first floor there are two bedrooms and bathroom. Externally there is a courtyard style frontage and an enclosed rear garden.

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

Set to the south of Wolverhampton City centre with easy access to Birmingham New Road for commuting, with numerous local schools and supermarkets.

Entrance Porch

Doors and window to front, door to lounge.

Lounge

Feature fireplace with gas fire, central heating radiator, double glazed window to front, understair storage cupboard, door to sitting room.

Sitting Room

Double glazed window to rear, central heating radiator, feature fireplace with gas fire, door to first floor landing, door to dining area.

Dining Area

Double glazed window to side, central heating radiator, arch to kitchen.

Kitchen

Fitted kitchen with a range of wall and base units, double glazed window to side, work surfaces with sink and drainer, freestanding gas cooker, space for appliances, door to pantry.

Pantry

Space for appliances, door to side leading to rear garden, double glazed window to rear.

First Floor Landing

Doors to various rooms.

Bedroom One

Double glazed window to rear, central heating radiator, cupboard.

Bedroom Two

Double glazed window to front, central heating radiator

Bathroom

Bath, wash hand basin, low level wc, central heating radiator, complementary tiling.

Outside Front

Gated slabbed patio area providing access to the property.

Outside Rear

Enclosed rear garden, lawned area, borders and shrubs, patio area.

Agents Note

Please note the vendor advises that there is a mineshaft within 10 metres, please seek legal advice before incurring any costs.







Total floor area 89.3 m² (961 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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EPC Rating: D Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334091



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.

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