

Connells

Ball Lane
Coven Heath Wolverhampton

# Ball Lane
# Coven Heath Wolverhampton WV10 7EY

for sale guide price
**£240,000**







## Property Description

Connells Wolverhampton are delighted to present to market this well maintained three bedroom semi detached home located in the popular area of Coven Heath. Boasting fantastic transport links nearby including the M54 and adjoining M6 motorways and general amenities area also within close proximity. Viewing is highly recommended to appreciate this family home, call Connells today to arrange a viewing.

Internally the property comprises of an entrance porch leading to inner hall, dining room with feature bay window, spacious lounge, fitted kitchen and downstairs wc. Upstairs are three well proportioned bedrooms and family shower room. Externally the property continues to impress with driveway to front with potential to extended, 17ft garage space ideal for conversion subject to relevant permissions and enclosed rear garden ideal for relaxing with friends and family.

## 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 in the ever popular Coven Heath which offers fantastic commuting access to the M54 and M6 motorways along with the i54 commercial development. There is a fantastic selection of local schools nearby within the area of Coven, Shareshill, Brewood and

Codsall areas. Shopping can be found in Penkridge, Cannock, Wolverhampton and Telford area which also include the ever popular Bentley Bridge retail park within the area of Wednesfield.

## Entrance Porch

Double glazed door to front, door to entrance hall.

## Entrance Hall

Door to porch, stairs to first floor landing, door to downstairs wc.

## Downstairs Wc

Wc, wash hand basin, tiled walls.

## Lounge

18' 2" x 10' 1" ( 5.54m x 3.07m )

Double glazed patio door with matching side panels to rear giving access to the garden, central heating radiator, feature fireplace.

## Dining Room

11' 1" x 11' ( 3.38m x 3.35m )

Double glazed bay window to front, central heating radiator.

## Kitchen

14' 10" x 12' 4" ( 4.52m x 3.76m )

Two double glazed windows to side, a range of wall and base units with work surfaces, sink and drainer.

## First Floor Landing

Double glazed window to side, doors to various rooms.

## Bedroom One

11' 2" x 10' 2" ( 3.40m x 3.10m )

Double glazed window to front, central heating radiator.

## Bedroom Two

11' 5" x 10' 6" ( 3.48m x 3.20m )

Double glazed window to rear, central heating radiator.

## Bedroom Three

7' x 6' 6" ( 2.13m x 1.98m )

Double glazed window to front, central heating radiator.

## Shower Room

Double glazed window to rear, shower cubicle, wc, wash hand basin, part tiled walls.

## Outside Front

Driveway and lawn area, access to the garage.

## Garage

17' x 9' 7" ( 5.18m x 2.92m )

Up and over door.

## Outside Rear

Mature enclosed rear garden.

## Agents Note

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 106.8 m² (1,150 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

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To view this property please contact Connells on

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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

**view this property online connells.co.uk/Property/WVH336126**

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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.

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