



**Connells**

Rooker Crescent  
Wolverhampton



# Rooker Crescent Wolverhampton WV2 2DU

for sale guide price  
**£135,000**



## 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 have the delight to bring to the market this three bedroom semi-detached family property in a cul-de-sac location in need of renovation.

The property comprises of an entrance hall, lounge, kitchen, three bedrooms and a bathroom.

Externally there is a large driveway to front, as well as a double length garage and an enclosed rear garden.

Viewing is highly recommended to appreciate the accommodation on offer.

## Location And Area

Set to the south of Wolverhampton City Centre in the Parkfields area with easy access to Wolverhampton Rail Station, numerous local schools and parks, nearby fantastic local shopping facilities provided by Wolverhampton City and Bentley Bridge Retail Park

## Entrance Hall

Stairs access, door to various rooms.

## Lounge

12' 2" x 8' 4" ( 3.71m x 2.54m )

Double glazed window to front, door to entrance hall, door to kitchen.



## Kitchen

12' 3" x 8' 6" ( 3.73m x 2.59m )

Double glazed window to rear, range of wall and base units, space for various appliances.

## Shower Room

Low flush toilet, pedestal sink, shower in cubicle.

## First Floor Landing

Doors to various rooms.

## Bedroom One

14' 1" x 8' 10" ( 4.29m x 2.69m )

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

## Bedroom Two

12' 2" x 6' 2" ( 3.71m x 1.88m )

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

## Bedroom Three

8' 10" x 7' 7" ( 2.69m x 2.31m )

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

## Garage

20' 8" x 8' 2" ( 6.30m x 2.49m )

Up and over door to front, door to side garden.

## Outside Front

Large driveway offering off road car parking.

## Outside Rear

Enclosed rear garden.



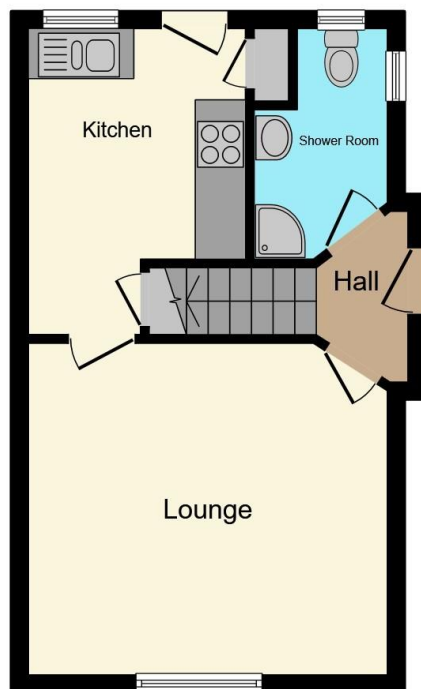




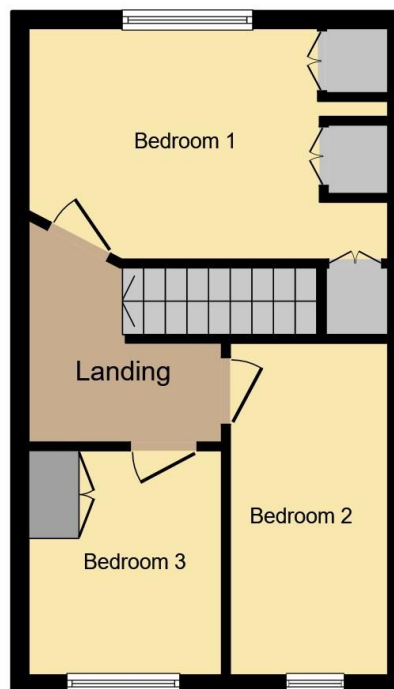




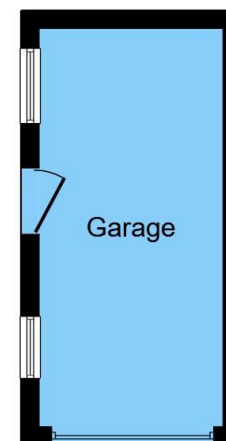




**Ground Floor**



**First Floor**



**Garage**

Total floor area 77.1 m<sup>2</sup> (829 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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EPC Rating: Awaited  
 Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH334446](http://connells.co.uk/Property/WVH334446)**



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