



Connells

Fairview Road
Wednesfield Wolverhampton



Auctioneer's Comments

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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 between Deyncourt Road and Mill Lane on the ever popular Fairview Road which is ideally located for the ever popular Deyncourt Primary school. The property also has fantastic commuting access to the M6 and M54 motorways along with great access to New Cross Hospital, Bentley Bridge retail park and Wednesfield shopping centre.

Approach

Set back from the roadside behind off road parking, access to the main accommodation, gate leading to the set back garage.

Entrance Hall

Door to front, central heating radiator, storage cupboard, stairs rising to first floor, doors to various rooms.

Lounge

14' 2" x 10' 10" (4.32m x 3.30m)

Double glazed window to front, gas fireplace, part tiled walls, three ceiling light points.



Dining Room

12' 5" max x 10' 8" max (3.78m max x 3.25m max)

Double glazed window to rear, central heating radiator, gas fireplace, ceiling light point.

Kitchen

9' 8" x 6' 5" (2.95m x 1.96m)

Matching wall and base units, sink and drainer with mixer tap, plumbing for washing machine, part tiled walls, central heating radiator, double glazed window to rear, doors to entrance hall and rear garden.

First Floor Landing

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

Bedroom One

14' 10" x 9' 10" (4.52m x 3.00m)

Double glazed window to front, ceiling light point, central heating radiator.

Bedroom Two

12' 5" x 10' 7" (3.78m x 3.23m)

Double glazed window to rear, ceiling light point, central heating radiator, fitted wardrobes.

Bedroom Three

9' 5" x 7' 6" (2.87m x 2.29m)

Double glazed window to front, ceiling light point, central heating radiator, fitted wardrobe.

Family Bathroom

Panelled bath with shower attachment, low flush wc, wash hand basin, part panelled walls, wall mounted boiler, part tiled walls, ceiling light point, central heating radiator, double glazed window to rear.

Outside Rear

Double gates to front, outside tap, wall, shrubbery, lawned area.

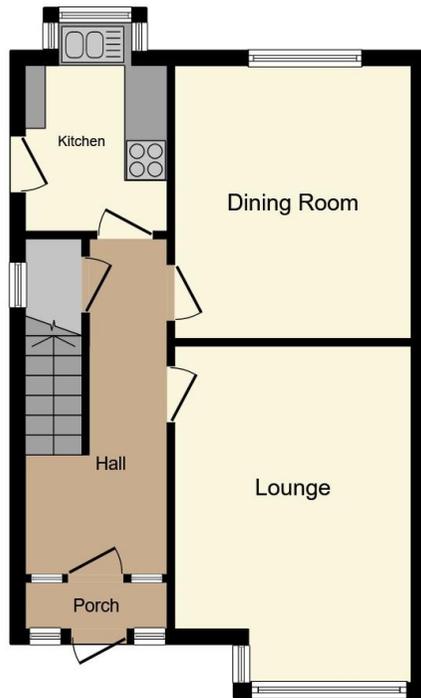
Detached Set Back Garage

Partition wall for storage area to rear.

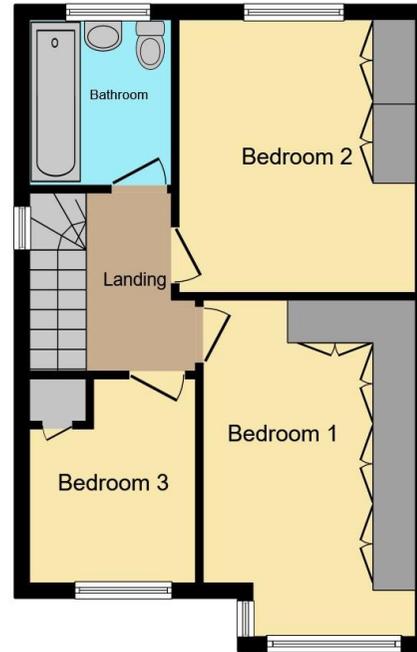




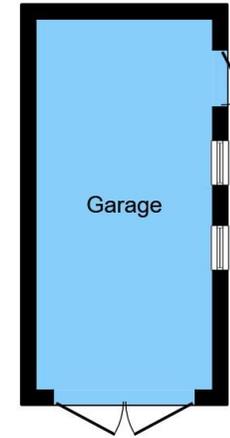




Ground Floor



First Floor



Garage

Total floor area 102.6 m² (1,104 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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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: Awaiting
Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333748



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