



Connells

Bedford Street
Stow Heath 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 delighted to bring to the market this CHAIN FREE two bedroom end terrace property in a popular residential location. This property is ideal for first time buyers or buy to let investment opportunity. Viewing is highly recommended, call Connells today to be a viewing.

The property comprises of entrance hall, lounge, modern style kitchen diner, inner hall, two bedrooms and bathroom. Externally there is a timber constructed gazebo area, large driveway to front and enclosed rear garden.

The Location & Area

Set the east of Wolverhampton City centre within walking distance of East Park. There is easy access available to Wolverhampton rail station, numerous location schools and amenities.

Entrance Hall

Double glazed door to front, stairs to first floor landing, door to lounge.

Lounge

13' 4" x 12' 10" (4.06m x 3.91m)
Double glazed window to front, central heating radiator, door to kitchen diner.

Kitchen Diner

6' 5" x 15' 5" (1.96m x 4.70m)
Double glazed window to rear, a range of wall and base units with inset stainless steel drainer sink, space for washing machine, space for cooker, door to lounge, door to understairs pantry cupboard, door to inner hall.

First Floor Landing

Doors to various rooms.

Bedroom One

9' 9" x 12' 8" (2.97m x 3.86m)

Double glazed window to front, central heating radiator, fitted wardrobe, door to first floor landing.

Bedroom Two

9' 9" x 8' (2.97m x 2.44m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Bathroom

Double glazed window to rear, panelled bath with mixer shower over, vanity sink, low flush toilet, central heating radiator, door to first floor landing.

Outside Front

Block paved driveway providing ample off road parking.

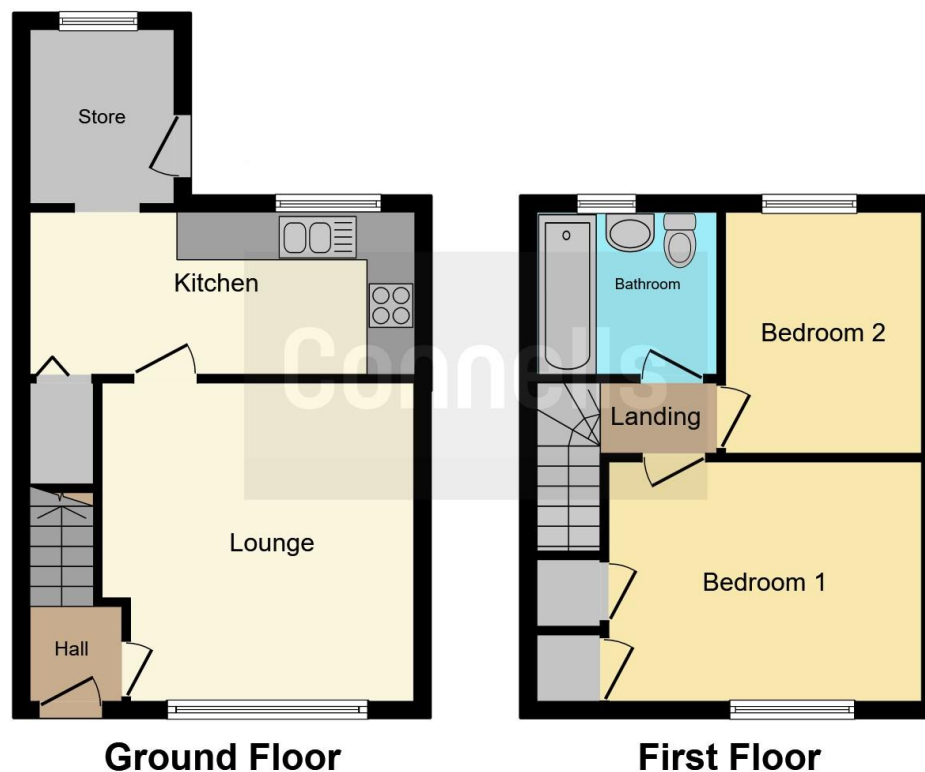
Outside Rear

Good size enclosed rear garden with panelled fencing, lawned area, large paved patio and timber constructed gazebo to rear,









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.focalagent.com

To view this property please contact Connells on

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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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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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