



Connells

Parkfield Road
Parkfields 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.

Location And 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 Hall

Access door to side, intercom system loft access, doors to various rooms.

Lounge

14' 11" x 13' 3" plus doorway (4.55m x 4.04m plus doorway)
Double glazed window to front, electric heater, electric fireplace.

Kitchen

10' 2" x 6' 3" max (3.10m x 1.91m max)
Double glazed window to side, range of wall and base units with worksurfaces above, stainless steel sink drainer, electric oven, electric hob.

Bedroom One

10' 10" into recess x 10' 2" (3.30m into recess x 3.10m)
Double glazed window to rear, electric heater, storage cupboard.

Bedroom Two

9' 5" x 7' 5" (2.87m x 2.26m)
Double glazed window to rear, electric heater, storage cupboard, second loft access.

Bathroom

Double glazed window to side, wc, wash hand basin, bath with mixer taps, electric shower head above, electric heater, part tiled walls, storage cupboard.

External

Off road parking.



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

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH333848

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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