



Connells

Brindley Avenue
Ashmore Park Wolverhampton

Brindley Avenue Ashmore Park Wolverhampton WV11 2PB

for sale guide price
£190,000



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

Samuel Thorneywork from the award winning Connells Wolverhampton branch is proud to bring to the market this well presented three bedroom semi-detached family home situated in the popular area of Ashmore park and boasts no onward chain.

Internally the property comprises of an entrance hall leading to two reception rooms used as both lounge and dining room, the ground floor is completed by having a well appointed kitchen. On the first floor there are three bedrooms, bathroom with a separate wc.

Externally to the front is a driveway which requires a dropped kerb for official off road parking and the property also has well presented front and rear gardens.

Viewing is highly recommended to appreciated the accommodation on offer.

Approach

Potential for off road parking if kerb was to be dropped, well presented front garden.

Location And Area

Situated on the ever popular Ashmore Park estate which has a fantastic selection of schools, doctors, dentists, nurseries and bus links in Wednesfield and Bentley Bridge retail park. The M54 and M6 motorways are also relatively nearby.



Entrance Hallway

Ceiling light point, radiator, stairs rising to the first floor, two storage cupboards and doors leading to the lounge, dining room and kitchen.

Lounge

13' 8" max x 11' 2" max (4.17m max x 3.40m max)

Double glazed windows to the front, ceiling light point, radiator and a wall mounted electric fireplace.

Dining Room

12' 9" max x 9' 8" max (3.89m max x 2.95m max)

Double glazed window to rear, ceiling light point and radiator.

Kitchen

7' 4" x 6' 6" (2.24m x 1.98m)

Matching wall and base units with inset stainless steel sink and drainer with mixer tap, plumbing point for a washing machine, gas and electric cooker points, wall mounted boiler, double glazed window to the rear, ceiling light point and doors to the rear garden and hallway.

First Floor Landing

Double glazed window to the side, loft access, ceiling light point and doors to all bedrooms, bathroom and separate wc.

Bedroom One

11' 2" max x 10' 10" max (3.40m max x 3.30m max)

Double glazed window to the front, radiator and ceiling light point.

Bedroom Two

12' max x 9' 9" max (3.66m max x 2.97m max)

Double glazed window to the rear, ceiling light point and radiator.

Bedroom Three

8' 5" x 8' 1" (2.57m x 2.46m)

Double glazed window to the front, radiator, ceiling light point and fitted wardrobe.

Bathroom

Panelled bath with shower over, wash hand basin, radiator, partly tiled walls, ceiling light point and a double glazed window to the rear.

Separate Wc

Low flush WC, ceiling light point, radiator and a double glazed window to the rear.

Outside Rear

Paved patio area to the side of the property and rear, lawn area, double socket point, outside tap point, side gate and timber shed.

Agents Note

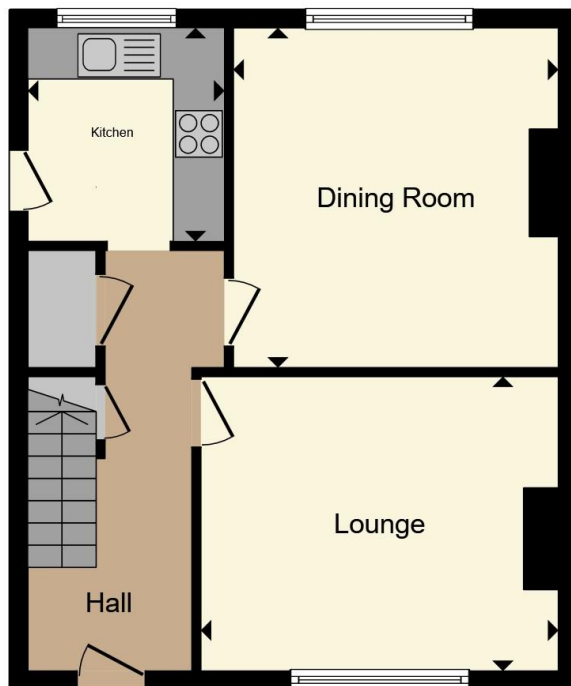
Please note the property would need a dropped kerb for official off road parking.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

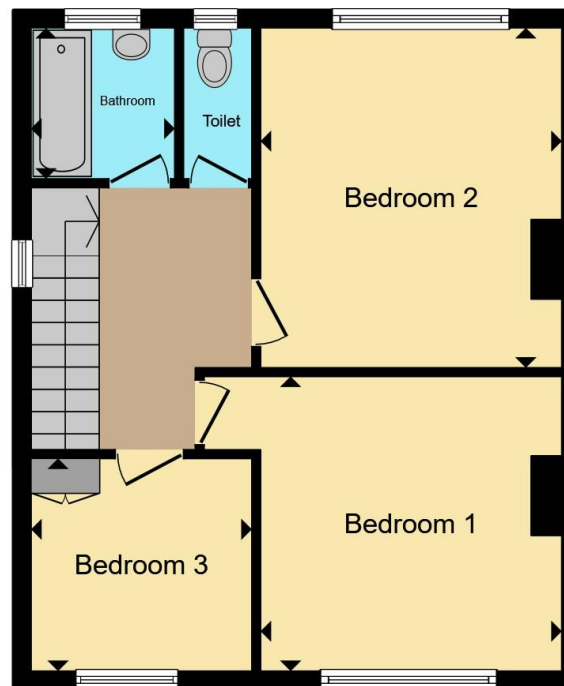








Ground Floor



First Floor

Total floor area 93.4 m² (1,005 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

Connells

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336103



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