

Connells

Thetford Gardens
Wednesfield Wolverhampton

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Wednesfield Wolverhampton WV11 1TR

for sale guide price
£230,000







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.

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Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch is delighted to bring to the market this fantastic four/five bedroom detached family home in the area of Wednesfield with NO ONWARD CHAIN.

Step inside via a porch which leads you into the entrance hallway. This home is deceptively spacious and offers a kitchen with an adjoining breakfast room, spacious lounge, modern conservatory, a versatile room which could be used as a potential fifth bedroom with the added benefit of having a ground floor shower room. The ground floor also boasts a wc and utility. The additional porch could allow for separate access for anybody wanting their own living quarters. Heading upstairs, you'll find four bedrooms with one of the bedrooms benefiting from having an en-suite shower room. The first floor is complete by having a shower room to serve all residents. Outside to the front is a sizeable frontage with its front lawn and generous driveway for parking ample vehicles. To the rear is a rear garden with great potential.

Viewings are highly recommended to truly appreciate. Call the Connells Wolverhampton branch today to book your viewing.

The Location & Area

Situated just off Lichfield Road close to local bus routes and schools along with the popular Bentley Bridge Retail Park and Wednesfield shopping centres. The M6 and M54 motorways are also close by.

Approach

Set back from the roadside behind a front garden with a larger than average driveway.

Entrance Porch

Double glazed windows and door to the entrance hallway.

Entrance Hall

Storage cupboard, ceiling light point, stairs rising to the first floor, radiator and access to the breakfast room, kitchen and lounge.

Lounge

18' 3" max x 14' max (5.56m max x 4.27m max)

Two double glazed sliding doors to the conservatory and garden, radiator, electric fireplace and two ceiling light points.

Conservatory

14' x 8' 9" (4.27m x 2.67m)

Double glazed windows, ceiling light point, double glazed sliding doors to the lounge and French doors to the rear garden.

Breakfast Room

9' 9" x 7' 8" (2.97m x 2.34m)

Double glazed window to the front, radiator, ceiling light point, archway to the kitchen and doors to the entrance hallway and a versatile room/ potential fifth bedroom.

Kitchen

18' 9" x 10' 8" (5.71m x 3.25m)

Matching wall and base units with sink and drainer, integrated electric oven, four ring electric hob, partly tiled walls, wall mounted boiler, ceiling spotlights, double glazed window to the rear, arch way to the breakfast room and doors leading to the entrance hallway and inner hallway.

Reception Room/ Bedroom Five

Irregular Shaped Room 12' 8" x 12' 2" (3.86m x 3.71m)

Double glazed window to the front, radiator, ceiling light point, doors to an additional porch, ground floor shower room, breakfast room and inner hallway.

Ground Floor Shower Room

Shower over, wall mounted wash hand basin, partly tiled walls, extractor fan and a shaver socket point.

Inner Hallway

Doors leading to the ground floor wc, kitchen, utility and reception room/bedroom five.

Ground Floor Wc

Low flush wc, wall mounted wash hand basin and ceiling spotlights.

Utility

Double glazed window to the side, plumbing point for washing machine, ceiling spotlights, doors to the rear garden and inner hallway.

Porch

Double glazed windows and doors to the front driveway and reception room / fifth bedroom

First Floor Landing

Loft access, two ceiling light points, double glazed window to the rear and doors leading to all four first floor bedrooms and shower room.

Bedroom One

13' 9" x 10' 10" (4.19m x 3.30m)

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

Bedroom Two

11' 1" x 8' (3.38m x 2.44m)

Double glazed window to the front, ceiling light point, radiator and arch way to the en-suite.

En-Suite Shower Room

Shower cubicle, low flush wc, wash hand basin and extractor fan.

Bedroom Three

10' 6" x 10' 4" (3.20m x 3.15m)

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

Bedroom Four

8' 4" x 5' 7" (2.54m x 1.70m)

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

Shower Room

Shower cubicle, wash hand basin unit, low flush wc, tiled walls, heated towel rail, ceiling spotlights and a double glazed window to the side.

Rear Garden

An outdoor space with paved area, lawn, timber shed and an outside summer house with power supply.



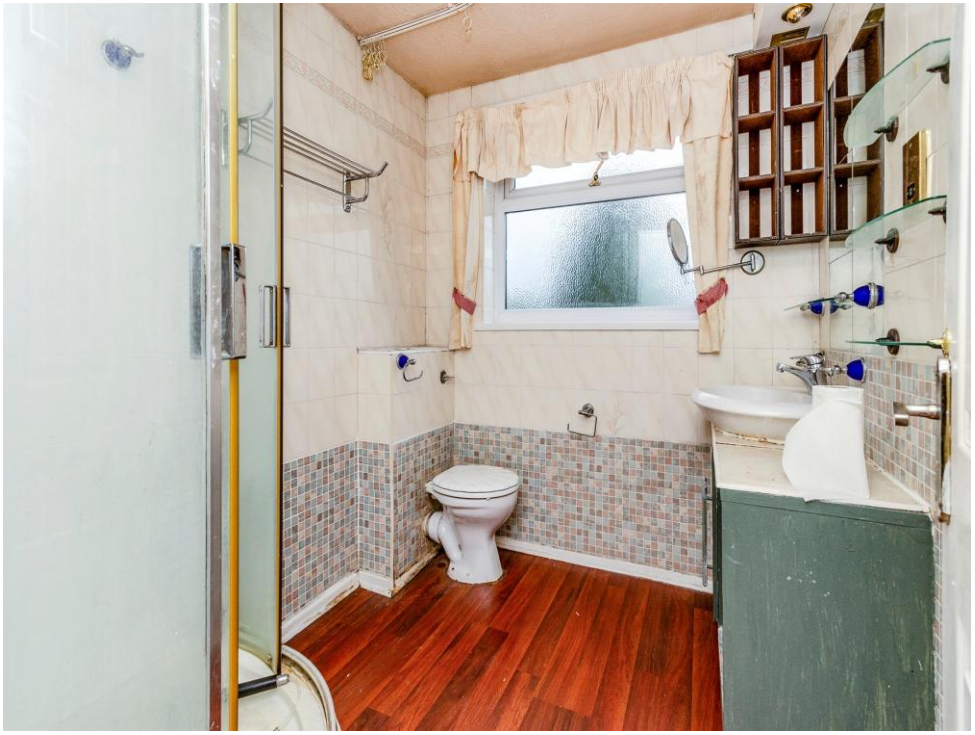
















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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WOLVERHAMPTON WV1 4EX

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

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