



Connells

The Old Manor Woodfield Heights
Wolverhampton

The Old Manor Woodfield Heights Wolverhampton WV6 8PZ

for sale guide price
£60,000



Property Description

Connells Wolverhampton bring to the market this CHAIN FREE two bedroom apartment in a popular residential location. Benefiting from delightful views to the front, this property should be viewed in order to fully appreciate. The property has a short lease therefore cash offers are invited. Please contact Connells today to book a viewing.

Internally the property comprises of a communal entrance hall, entrance hall, lounge, kitchen, two bedrooms and bathroom. Externally there is a communal parking areas, communal grounds and garage to rear.

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.

The Location & Area

Situated close to the ever popular Tettenhall village offering a fantastic local shopping along with great access to Wolverhampton City Centre and Telford.

Communal Entrance Hall

Secure intercom access, access to all floors.

Entrance Hall

Door to front, door to lounge, door to kitchen.

Lounge

17' x 10' 11" (5.18m x 3.33m)

Double glazed window to front, door to entrance hall, door to inner hall.

Kitchen

10' 10" x 8' 11" (3.30m x 2.72m)

A range of wall and base units with inset hob, space for various appliances, double glazed window to rear, door to inner hall.

Bedroom One

12' 1" x 12' 1" (3.68m x 3.68m)

Double glazed window to front, storage cupboard, door to inner hall.

Bedroom Two

9' x 12' (2.74m x 3.66m)

Double glazed window to rear, door to inner hall.

Bathroom

Double glazed window to side, panelled bath, pedestal sink, low flush toilet, part tiled walls, door to inner hall.

Outside

Communal parking areas and grounds.

Garage

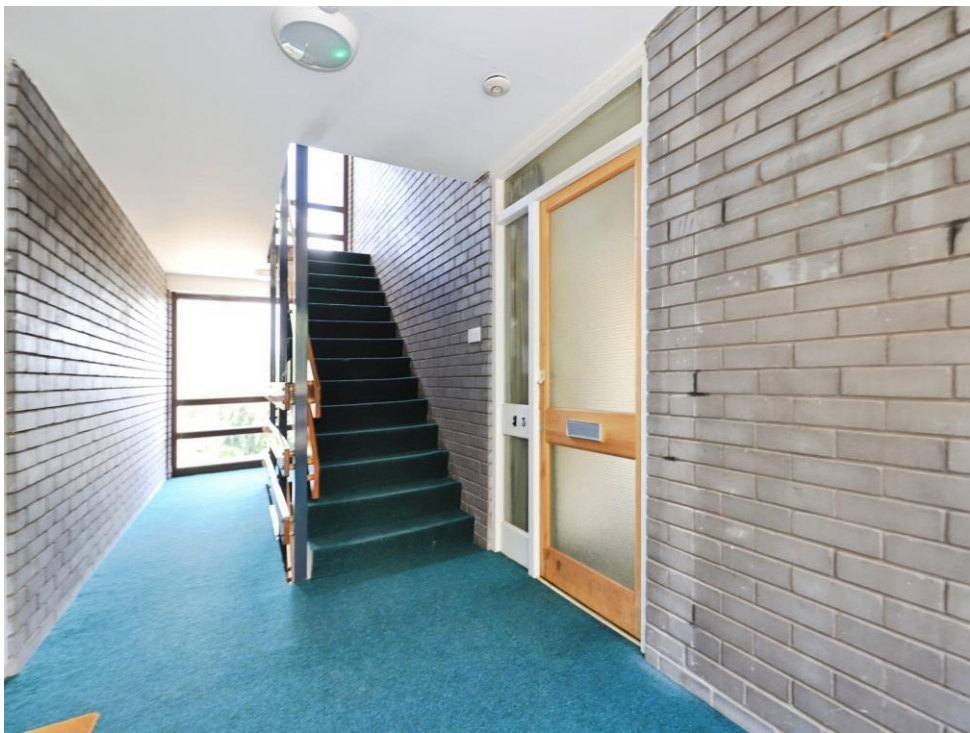
17' x 8' 2" (5.18m x 2.49m)

Up and over door.

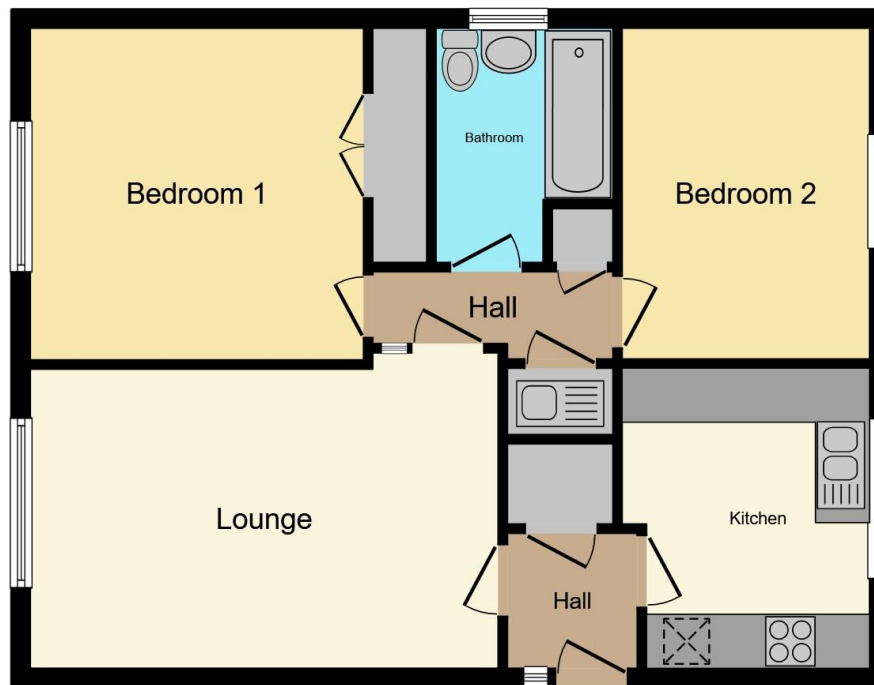
Agents Note

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

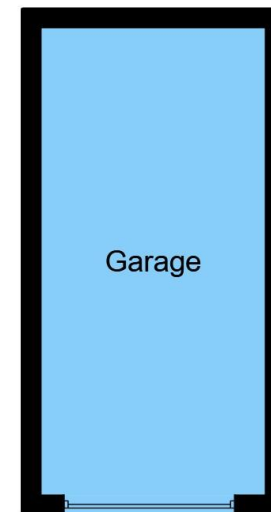








Floor Plan



Garage

Total floor area 78.9 m² (849 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

T 01902 710 170
E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: F

Council Tax
Band: C

Service Charge:
1200.00

Ground Rent:
50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH335931

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1969. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WVH335931 - 0004