



Connells

Fairview Road
Wednesfield Wolverhampton



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this three bedroom semi detached family home in need of modernisation and boast NO ONWARD CHAIN. Viewings are highly recommended to appreciate the accommodation on offer and potential, call Connells today to book your viewings.

Internally the property comprises entrance hall, two reception rooms and a well appointed kitchen. Heading upstairs you will find three bedrooms and stylish bathroom. Outside to the front is off road parking and the rear benefits from a set back garage and rear garden.

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 between Deyncourt Road and Mill Lane on the ever popular Fairview Road which is ideally located for the ever popular Deyncourt Primary school. The property also has fantastic commuting access to the M6 and M54 motorways along with great access to New Cross Hospital, Bentley Bridge retail park and Wednesfield shopping centre.

Approach

Set back from the roadside behind off road parking, access to the main accommodation, gate leading to the set back garage.

Entrance Hall

Door to front, central heating radiator, storage cupboard, stairs rising to first floor, doors to various rooms.

Lounge

14' 2" x 10' 10" (4.32m x 3.30m)

Double glazed window to front, gas fireplace, part tiled walls, three ceiling light points.

Dining Room

12' 5" max x 10' 8" max (3.78m max x 3.25m max)

Double glazed window to rear, central heating radiator, gas fireplace, ceiling light point.

Kitchen

9' 8" x 6' 5" (2.95m x 1.96m)

Matching wall and base units, sink and drainer with mixer tap, plumbing for washing machine, part tiled walls, central heating radiator, double glazed window to rear, doors to entrance hall and rear garden.

First Floor Landing

Double glazed window to side, ceiling light point, coved ceiling, loft access, doors to various rooms.

Bedroom One

14' 10" x 9' 10" (4.52m x 3.00m)

Double glazed window to front, ceiling light point, central heating radiator.

Bedroom Two

12' 5" x 10' 7" (3.78m x 3.23m)

Double glazed window to rear, ceiling light point, central heating radiator, fitted wardrobes.

Bedroom Three

9' 5" x 7' 6" (2.87m x 2.29m)

Double glazed window to front, ceiling light point, central heating radiator, fitted wardrobe.

Family Bathroom

Panelled bath with shower attachment, low flush wc, wash hand basin, part panelled walls, wall mounted boiler, part tiled walls, ceiling light point, central heating radiator, double glazed window to rear.

Outside Rear

Double gates to front, outside tap, wall, shrubbery, lawned area.

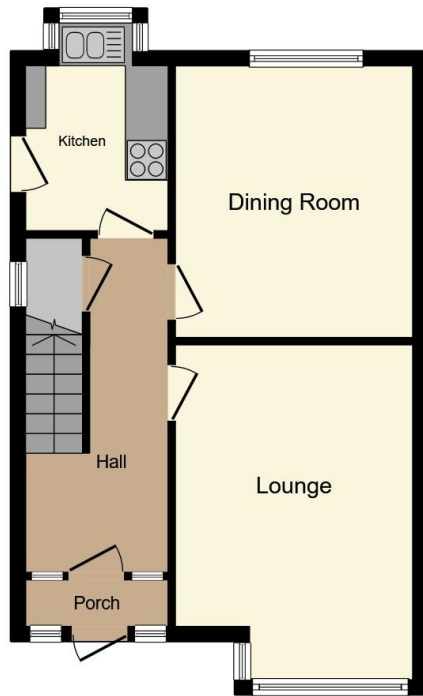
Detached Set Back Garage

Partition wall for storage area to rear.

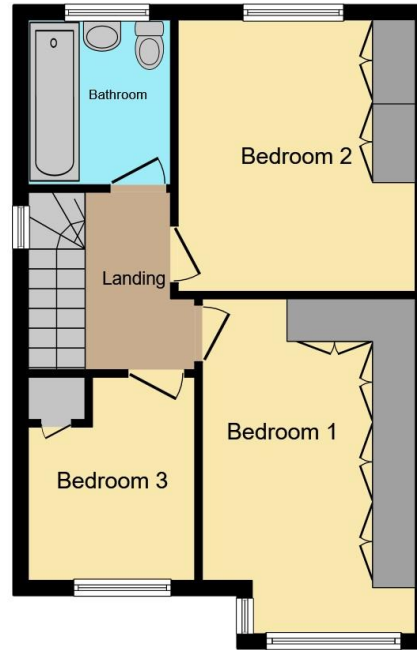




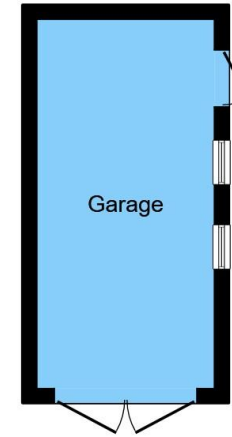




Ground Floor



First Floor



Garage

Total floor area 102.6 m² (1,104 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



To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333748



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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Property Ref: WVH333748 - 0004