



Connells

Sedgley Road
Penn Common Wolverhampton

Sedgley Road Penn Common Wolverhampton WV4 5LD

for sale guide price
£255,000



Property Description

The award winning Connells Wolverhampton branch is delighted to bring to the market this extended four bedroom semi-detached family home situated in the popular Penn Common area within walking distance to the popular St. Bartholomew Primary School and also boasts no onward chain.

The property comprises of an entrance porch, entrance hallway, access to a front lounge, well appointed kitchen, sitting room, open access to the extension currently being used as a dining room but also has the potential to become a kitchen space. On the first floor there are four generously sized bedrooms and a family bathroom.

Externally there is a front garden with a mature tree and shrubbery and off road parking for ample vehicles. To the rear is a well presented rear garden with stunning field views. The property also benefits from having a garage which has the potential to be converted but could also be used as additional parking or storage space.

Viewing is highly recommended to appreciate the accommodation on offer.

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 in Penn Common within walking distance of Penn Golf Club, served by excellent local schooling and good local bus routes.



Approach

Front garden with mature tree and shrubbery, off road parking for ample vehicles, access to the main accommodation and garage

Entrance Porch

Windows and door to entrance hallway

Entrance Hallway

Window to front, stairs to first floor, radiator, storage cupboard housing a window, doors to the lounge, kitchen and dining room.

Lounge

13' into bay x 10' 1" max (3.96m into bay x 3.07m max)

Double glazed window to front, radiator, electric fire place.

Kitchen

9' min x 10' max (2.74m min x 3.05m max)

Two double glazed windows to side, range of wall and base units, one and a half stainless steel sink and drainer with mixer tap, electric cooker point, plumbing point for washing machine.

Sitting Room

12' x 10' 10" (3.66m x 3.30m)

Gas fire place, door to hallway, access to dining room.

Dining Room

15' x 10' (4.57m x 3.05m)

Two double glazed windows to rear, window to side, archway to sitting room, door to lobby.

Lobby

Window to front, doors to sitting room and rear garden.

First Floor Landing

Loft access, doors to various rooms.

Bedroom One

14' into bay x 10' 10" max (4.27m into bay x 3.30m max)

Double glazed window to front, radiator.

Bedroom Two

12' max x 10' max (3.66m max x 3.05m max)

Double glazed window to rear, radiator, wall mounted boiler.

Bedroom Three

19' x 5' 10" (5.79m x 1.78m)

Double glazed window to front and rear, two radiators.

Bedroom Four

8' x 5' 10" (2.44m x 1.78m)

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, walk in bath tub low flush wc, was hand basin, partly tiled walls, radiator.

Outside Rear

Paved patio area with lawn, green house, mature tree, outside tap, side gate with further access to the garage.

Garage

20' 4" x 5' 9" (6.20m x 1.75m)

Double garage door, door to rear garden, lighting, power supply, tap point window to side.









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

To view this property please contact Connells on

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 WOLVERHAMPTON WV1 4EX

EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

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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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