



Connells

Owen Road
Penn Fields Wolverhampton



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

Connells Wolverhampton bring to the market this three bedrooms chain free mid-terraced property close to Wolverhampton City Centre.

Internally the property comprises of lounge, dining room, kitchen, bathroom, side lean to. On the first floor there are three well proportioned bedrooms.

Externally there is a courtyard style garden to front and large rear garden.

Location And Area

Located in close proximity to Merridale Primary School it presents an excellent choice for families with young children. Additionally, the nearby West Park Rehabilitation Hospital ensures convenient access to healthcare facilities. Wolverhampton City Centre is also a short commute away, which offers excellent transport links, shops and amenities.

Entrance Hall

Double glazed door to front, doors to various rooms.

Lounge

13' 9" x 10' 4" (4.19m x 3.15m)
Double glazed window to front, radiator, door to entrance hall.

Dining Room

11' 9" x 13' 8" (3.58m x 4.17m)
Double glazed window to rear, radiator, door to entrance hall, door to kitchen, stairs access.

Kitchen

8' 2" x 8' 5" (2.49m x 2.57m)
Double glazed window to side, range of wall and base units, door to bathroom.

Bathroom

Panelled bath, pedestal sink, low flush toilet, extractor, door to kitchen.

First Floor Landing

Doors to various rooms.

Bedroom One

11' 4" x 13' 8" (3.45m x 4.17m)
Double glazed window to front radiator, door to landing.

Bedroom Two

12' 4" x 10' 7" (3.76m x 3.23m)
Double glazed window to rear, radiator, door to landing.

Bedroom Three

11' 4" x 8' 4" (3.45m x 2.54m)
Double glazed window to rear, radiator, door to landing.

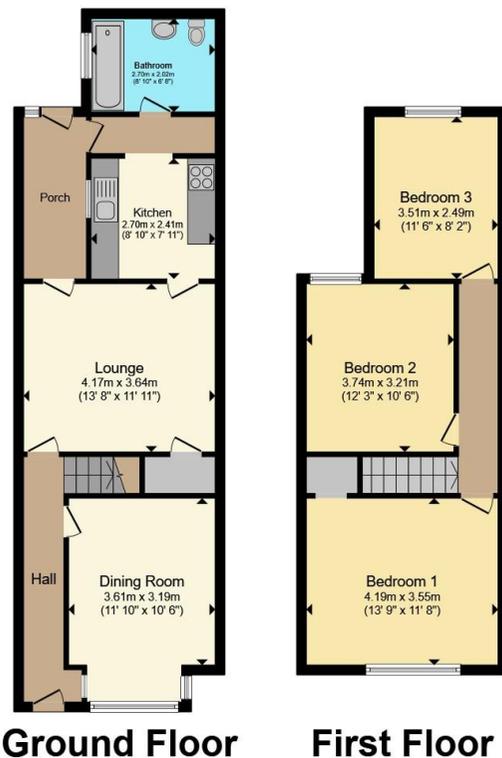
Outside Front

Small courtyard style garden.

Outside Rear

Enclosed rear garden.





Total floor area 102.1 m² (1,099 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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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
Band: A

view this property online connells.co.uk/Property/WVH331601

Tenure: Freehold



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