



Connells

Gamesfield Green
Merridale Wolverhampton

Gamesfield Green Merridale Wolverhampton WV3 9RA

for sale guide price
£245,000



Property Description

Connells Wolverhampton are delighted to bring to the market this well presented and attractive three bedroom detached family property in a cul-de-sac location. Benefiting from a short distance away from popular schooling and transport access links, this property should be viewed in order to fully appreciate.

The property comprises of an entrance porch, large family lounge, downstairs wc, entertainment kitchen diner with adjoining sunroom. On the first floor there are a selection of three bedrooms and a stylish family bathroom.

Externally there is a generous driveway, side courtyard, garage as well as enclosed 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.

Location And Area

The property is situated on the outskirts of Wolverhampton City Centre within easy access to local shops, amenities and schools. The property is also well served with transport links including bus routes with further access into the city centre itself which offers a wider variety of high street shops, leisure facilities and amenities to include bus and rail stations which offers local and national routes being offered.

Entrance Hall

Double glazed door to front, door to downstairs wc.

Wc

Low flush toilet, pedestal sink, double glazed window.

Lounge

Double glazed window to front, radiator, stairs access, open to kitchen diner.

Kitchen Diner

Double glazed window to rear, range of stylish wall and base units with integrated hob and extractor, space for various appliances, radiator, open to sun room.

Sun Room

Double glazed windows, double glazed door to rear.

First Floor Landing

Doors to various rooms.

Bedroom One

Double glazed window to front, radiator, fitted wardrobe, door to landing.

Bedroom Two

Double glazed window to rear, radiator, fitted wardrobe, door to landing.

Bedroom Three

Double glazed window to rear, radiator, door to landing.

Bathroom

P shaped panelled bath, vanity sink, low flush toilet, double glazed window to rear, heated towel rail, door to landing.

Garage

Up and over door to front, glazed door to side.

Outside Front

Generous driveway with off road parking, side courtyard style area.

Outside Rear

Well proportioned rear garden ideal for those with families.









Ground Floor

First Floor

Total floor area 112.5 m² (1,211 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

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

81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335342



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: WVH335342 - 0003