



Connells
connells.co.uk 01902 710 170
FOR SALE

Connells

Gough Street
Willenhall



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

Situated in a cul-de-sac location within the area of Willenhall which offers fantastic commuting access to the Black Country Route, M54 and M6 motorways. Shopping can be found nearby within Willenhall and Wednesfield areas and is a fantastic selection of schooling within close proximity. The property is close to amenities, bus/train station, shops, parks, etc.

Entrance Hall

Double glazed door to front, door to lounge, stairs access.

Lounge

13' 10" x 9' 11" max (4.22m x 3.02m max)
Double glazed window to front, gas fire, door to kitchen diner.

Kitchen Diner

8' 6" x 12' 11" max (2.59m x 3.94m max)
Double glazed window to rear, door to rear garden, range of wall and base units with space for various appliances, door to lounge.



First Floor Landing

Doors to various rooms.

Bedroom One

11' 11" x 6' 6" (3.63m x 1.98m)

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

Bedroom Two

9' 11" x 6' 6" (3.02m x 1.98m)

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

Bedroom Three

8' 11" x 6' 1" (2.72m x 1.85m)

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

Bathroom

Double glazed window to rear, panelled bath, pedestal sink, door to landing.

Outside Front

Lawned garden area.

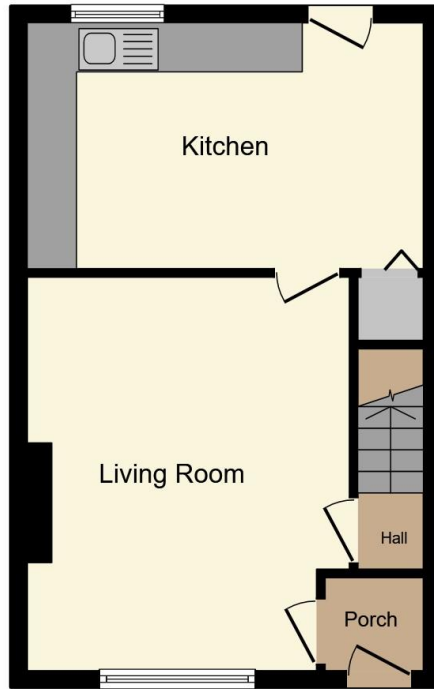
Outside Rear

Generous enclosed rear garden, mostly lawned, garden shed.









Ground Floor



First Floor

Total floor area 82.5 m² (888 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: D Council Tax
Band: A

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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Property Ref: WVH333648 - 0006