



Connells

Gleneagles Road
Perton Wolverhampton



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.

Property Description

Connells Wolverhampton are pleased to present this semi detached family home offering spacious living accommodation. Presented to market via our Modern Method of Auction, this home offers fantastic potential and situated in the desirable area of Perton. Viewing is highly recommended to appreciate the accommodation on offer, call Connells today to arrange a viewing.

Internally the property comprises entrance porch, lounge, kitchen and conservatory on the ground floor. Upstairs there are three well proportioned bedrooms, master en-suite and separate family bathroom. Externally the property comprises with an enclosed rear garden, off road parking to front and a 17ft garage space ideal for storage or conversion, subject to relevant permissions.

The Location & Area

Set to the west of Wolverhampton City Centre in the Perton area on a popular residential estate, only a short distance away from numerous local schools. This property is ideally located for local supermarket, library and numerous eateries.

Entrance Porch

Double glazed door to front with matching side panels and double glazed windows to side.



Lounge

12' 10" x 11' 8" (3.91m x 3.56m)

Double glazed door to front, double glazed window to front, stairs to first floor landing.

Kitchen

11' 8" x 9' 1" (3.56m x 2.77m)

Double glazed window to rear, a range of wall and base units with work surfaces, stainless steel sink and drainer, electric oven, gas hob, plumbing for appliances, pantry/store cupboard, fitted breakfast bar, double glazed door to rear leading to conservatory.

Conservatory

12' 1" x 11' 6" (3.68m x 3.51m)

UPVC double glazed, double glazed patio doors leading to garden.

First Floor Landing

Doors to various rooms

Bedroom One

14' 11" x 7' 8" (4.55m x 2.34m)

Double glazed window to front, central heating radiator, door to en-suite.

En-Suite

Double glazed window to rear, wc, wash hand basin, bidet, plumbing for a shower cubicle, part tiled walls.

Bedroom Two

12' 7" x 11' 7" (3.84m x 3.53m)

Two double glazed windows to front, storage cupboard.

Bedroom Three

10' 2" x 5' 9" (3.10m x 1.75m)

Double glazed window to rear.

Family Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps and shower, tiled walls.

Outside Front

Driveway and lawned area, access to garage.

Garage

17' 4" x 8' (5.28m x 2.44m)

Up and over door, double glazed door and window to rear.

Outside Rear

Enclosed rear garden.









Total floor area 97.6 m² (1,050 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: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335698



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