



Connells

Oakley Road
Warstones Wolverhampton

Oakley Road Warstones Wolverhampton WV4 4LW

for sale guide price
£70,000



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

James Wenlock from Connells Wolverhampton is delighted to bring to the market this one bedroom ground floor flat in a cul-de-sac location. Benefiting from a cheap ground rent this property should be viewed in order to appreciate.

The property is in need of some renovation and comprises of an entrance hall, lounge, kitchen, bedroom and a bathroom. Externally there are front and rear gardens and off road parking to front.

Viewing is highly recommended

Location And Area

Located in the ever popular area of Warstones, this property is located just off the A449 which offers fantastic routes into Wolverhampton and beyond. Also nearby is the popular Baggeridge Country Park, Penn common and Penn golf club. Located close by are doctors, highly regarded schools including Highfields and other local amenities.

Entrance Hall

Doors to various rooms.



Lounge

12' x 10' 3" (3.66m x 3.12m)

Double glazed window to rear, door to entrance hall, door to kitchen.

Kitchen

10' 2" x 7' 11" (3.10m x 2.41m)

Window to side, range of wall and base units, window and door to rear, space for various appliances, door to kitchen.

Bedroom

12' 6" x 8' 3" (3.81m x 2.51m)

Window to front and rear, recessed dressing area, door to entrance hall.

Bathroom

Panelled bath, pedestal sink, low flush toilet, window to front, door to entrance hall.

Outside

Off road parking area, paved pathway and side gated access to an enclosed rear garden.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks





Total floor area 43.8 m² (471 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

Connells

To view this property please contact Connells on

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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: E

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH336039

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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