



**Connells**

Arthur Street  
Blakenhall Wolverhampton

# Arthur Street Blakenhall Wolverhampton WV2 3DY

for sale guide price  
**£130,000**



## Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is proud to bring to the market this deceptively spacious three bedroom mid terrace family home in the popular area of Blakenhall and situated near to popular schools, shops, amenities and transport links and also has the added benefit of boasting NO ONWARD CHAIN. Viewings are highly recommended to appreciate the accommodation, call Connells today to book your viewing.

Internally the property comprises of an entrance hall leading to a two generous size reception rooms and the rear benefits from a well appointed kitchen, lobby area and ground shower room and separate wc. Heading to the first floor you will find three generous size bedrooms. Outside to front there a courtyard style front and to the rear is a well maintained low maintenance 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.

## The Location & Area

Located to the south of Wolverhampton City centre just off the Dudley Road ideally placed for access City and railway links. Numerous local schools surrounding West Park and New Cross Hospital are both approximately one mile away.

## Approach

Set back from the roadside a courtyard style frontage with access to the main accommodation.

## Entrance Hall

Door to front, central heating radiator, ceiling light point, stairs to first floor landing, doors to lounge and sitting room/dining room.

## Lounge

15' x 9' 5" ( 4.57m x 2.87m )

Double glazed window to front, ceiling light point, gas fireplace with marble surround, meter cupboard, central heating radiator.

## Dining Room/ Sitting Room

12' 9" max x 9' 6" max ( 3.89m max x 2.90m max )

Double glazed window to rear, gas fireplace with marble surround, ceiling light point, central heating radiator, doors to entrance hall and kitchen.

## Kitchen

11' 10" x 8' 1" ( 3.61m x 2.46m )

Matching wall and base units, stainless steel sink and drainer with mixer tap, part tiled walls, ceiling light point, plumbing for washing machine, central heating radiator, pantry cupboard, wall mounted boiler, double glazed window to side, doors to dining room/sitting room and lobby.

## Lobby

Part tiled walls, ceiling light point, doors to kitchen, shower room, ground floor wc and sheltered area.

## Ground Floor Shower Room

Shower cubicle, wash hand basin unit, central heating radiator, tiled walls, extractor fan, under floor heating, ceiling light point, double glazed window to rear.

## Ground Floor Wc

Double glazed window to side, low flush wc, ceiling light point, part tiled walls.

## Sheltered Area

Door to lobby, doors to rear garden.

## First Floor Landing

Loft access, ceiling light point, doors to various rooms.

## Bedroom One

13' max x 12' 7" max ( 3.96m max x 3.84m max )

Double glazed window to front, central heating radiator, ceiling light point.

## Bedroom Two

11' 9" x 8' 1" ( 3.58m x 2.46m )

Double glazed window to rear, central heating radiator, ceiling light point.

## Bedroom Three

12' 9" max x 7' 5" max ( 3.89m max x 2.26m max )

Double glazed window to rear, central heating radiator, ceiling light point, fitted wardrobe.

## Outside Rear

Paved patio area, outside tap point, hedging, fruit tree, brick shed.

## Agents Note

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









Total floor area 105.7 m<sup>2</sup> (1,137 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](http://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: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH336101](http://connells.co.uk/Property/WVH336101)**



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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