



Connells

Ashbourne Road
Eastfield Wolverhampton

Ashbourne Road Eastfield Wolverhampton WV1 2RX

for sale guide price
£110,000



Property Description

Samuel Thorneywork from the award winning Connells Wolverhampton branch are proud to bring to the market this two bedroom mid-terraced house boasting no onward chain in a popular area near to New Cross Hospital.

Internally the property comprises of having entrance hallway, lounge, kitchen with adjoining lobby area, ground floor wc. On the first floor landing there are two generously sized bedrooms, en-suite and bathroom.

Externally to the front there is off road parking, front and rear gardens.

Viewings are highly recommended and are suitable for first time buyers and investors.

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 close to Deans Road which links to the main Wednesfield Road with further links to Wednesfield and Bentley Bridge retail park as well as Wolverhampton City centre. New Cross Hospital is also nearby. There are bus routes to the City centre just a stone's throw away.

Approach

Set back from the road side behind off road parking and front garden with access to the main accommodation and shared side alley.

Entrance Hallway

Stairs to first floor, door to lounge.

Lounge

Double glazed window to front, radiator, ceiling light point,

Kitchen

Matching wall and base units with stainless steel sink drainer with mixer taps, plumbing point for washing machine, gas cooker point, storage, breakfast bar, wall mounted boiler, double glazed window to rear, doors to lounge and lobby.

Lobby

Radiator, access to kitchen, doors to rear garden and ground floor wc.

Ground Floor Wc

Low flush wc, wall mounted wash hand basin, ceiling light point, double glazed window to rear.

First Floor Landing

Ceiling light point, loft access, doors to bedrooms and bathroom.

Bedroom One

Double glazed window to front, ceiling light point, radiator and arch to en-suite.

En-Suite

Shower cubicle, wash hand basin unit, ceiling spotlight, partly tiled walls and storage cupboard.

Bedroom Two

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

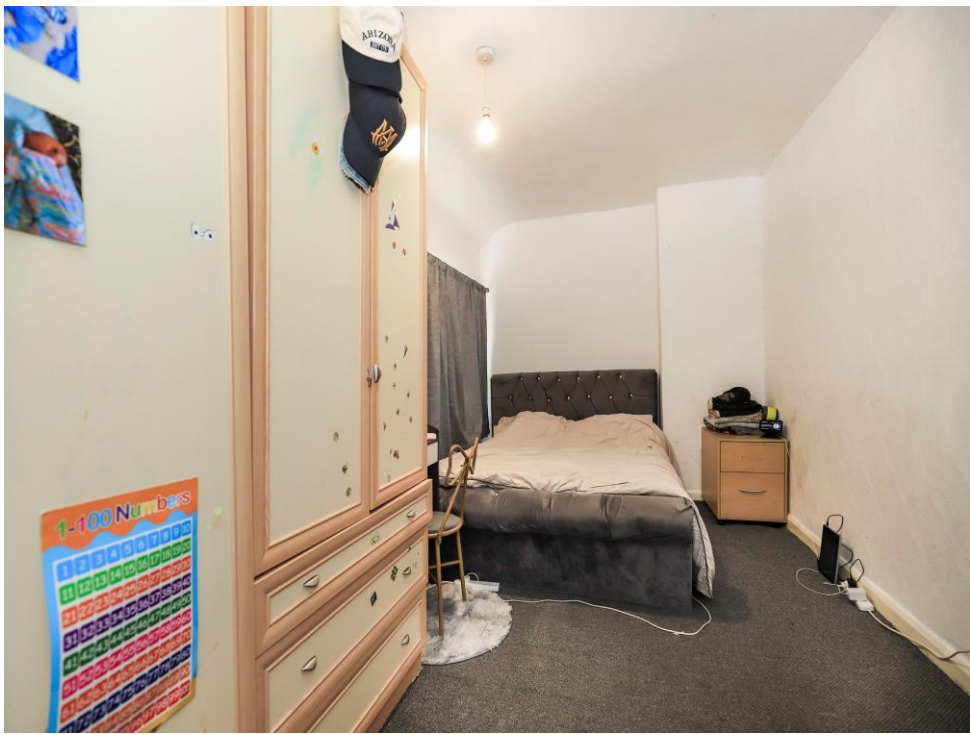
Bathroom

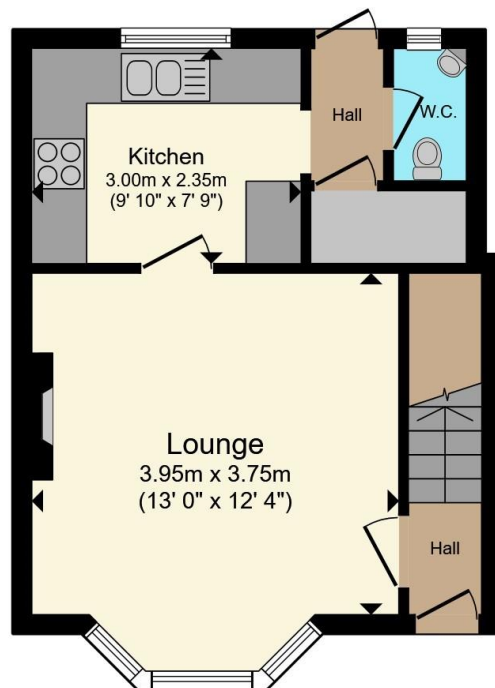
Panelled bath with shower over, low flush wc, wash hand basin, radiator, ceiling light point, double glazed window to rear.

Outside Rear

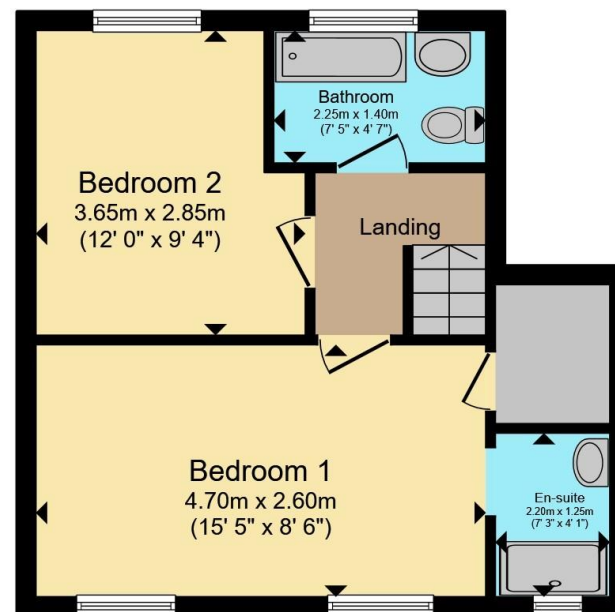
Paved patio area, mature trees, side gate to shared access, outside tap point.







Ground Floor



First Floor

Total floor area 65.9 m² (709 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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 WOLVERHAMPTON WV1 4EX

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH327767



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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