

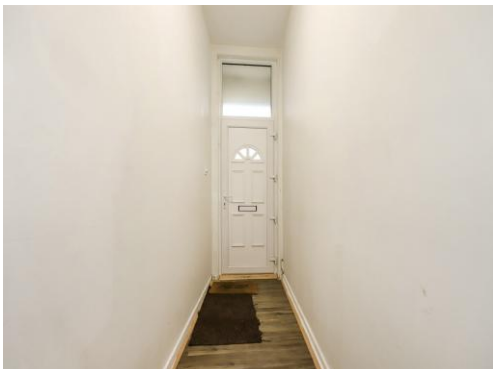


Connells

Merridale Road
Merridale Wolverhampton

Merridale Road Merridale Wolverhampton WV3 9SB

for sale guide price
£220,000



Property Description

Samuel Thorneywork from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this three story, mid-terraced house situated on a popular residential road in Merridale and is currently being used as two separate flats. Viewings are highly recommended and would suite many investors.

Internally the property comprises of a communal entrance hallway leading to a lounge, bedroom, kitchen, separate utility and bathroom. On the first floor you will find a lounge, kitchen, bedroom and bathroom, on the second floor there are two bedrooms.

Externally there is a communal garden area and a communal rear garden for residents to enjoy. Situated near to popular schooling, shops and amenities and Wolverhampton City Centre.

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 on the popular Merridale Road just a stone's throw away from Bantock Park and close to Chapel Ash and popular West Park. This up and coming and improving area offers fantastic potential for buy to let or a family looking for a spacious accommodation. Bus routes to Wolverhampton City centre are also relatively close by along with a selection of local schooling.

Approach

Set back from the roadside behind a front garden with path leading to the main accommodation.,

Communal Hallway

Lighting, storage area, stairs to first floor,

doors to lounge, bedroom one, bathroom and kitchen.

Lounge

15' 10" max x 12' 4" max (4.83m max x 3.76m max)

Double glazed window to front, radiator, ceiling light point and fitted wardrobe.

Bedroom One

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

Kitchen

12' 4" x 9' 5" (3.76m x 2.87m)

Matching wall and base units, gas cooker point, stainless steel sink and drainer with taps, gas cooker point, partly tiled walls, breakfast bar, wall mounted boiler, radiator, double glazed window to side, doors to hallway and utility.

Utility

9' 5" x 6' 7" (2.87m x 2.01m)

Plumbing point for washing machine, radiator, ceiling light point, double glazed window to rear, doors to kitchen and rear garden.

Bathroom

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

First Floor Landing

Doors to additional lounge, bedroom, bathroom and kitchen.

Lounge

16' 3" x 16' 3" (4.95m x 4.95m)

Double glazed window to front, radiator, ceiling light point and fitted wardrobe.

Bedroom Two

14' x 12' 2" (4.27m x 3.71m)

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

Bathroom

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

Kitchen

12' 9" x 9' 10" (3.89m x 3.00m)

Matching wall and base units, breakfast bar, gas cooker point, stainless steel sink and drainer with taps, partly tiled walls, wall mounted boiler, radiator, double glazed window to side and rear, door to fire escape balcony

Second Floor Landing

Doors to two bedrooms.

Bedroom Three

15' 6" max x 9' 10" min (4.72m max x 3.00m min)

Double glazed window to front, radiator, ceiling light point and fitted wardrobe.

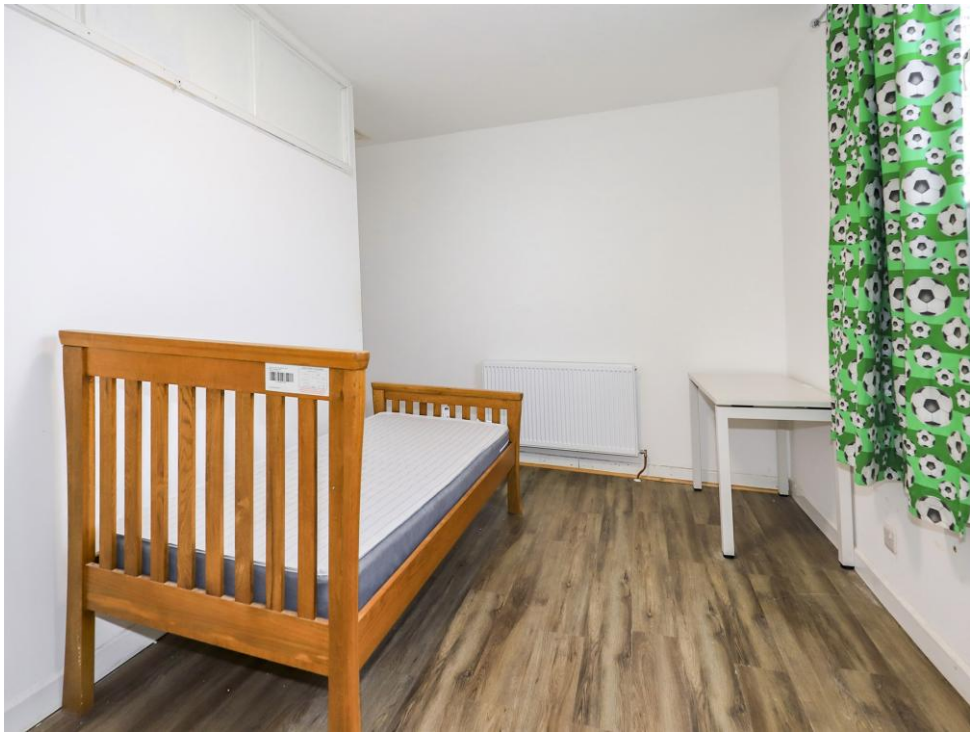
Bedroom Four

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

Outside Rear

Paving area with lawn, stairs to upper floor fire escape.









Total floor area 182.4 m² (1,963 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

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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/WVH334974



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