

Connells

Malins Road
Parkfields Wolverhampton

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Parkfields Wolverhampton WV4 6AW

for sale guide price
£180,000







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 chain free three bedroom semi-detached family property offering a large amount of potential. Benefiting from no onward chain and a large plot this property should be viewed in order to fully appreciate.

Internally the property comprises of an entrance porch, entrance hall, lounge, kitchen, three bedrooms, family bathroom and a garage to side.

Externally there if a driveway to front and garden area whilst to the rear is a large enclosed rear garden.

Viewing is highly recommended.

Location And Area

Situated within close proximity of Wolverhampton Road East, approximately a mile and half from Wolverhampton Rail Station within cul de sac location. The plot is nearby to numerous local shops and bus routes.

Entrance Porch

Door to front, door to entrance hall, stairs access, doors to various rooms.

Lounge Diner

22' 5" x 12' (6.83m x 3.66m)

Window to front, sliding door to rear, radiator, door to entrance hall.

Kitchen

7' 10" x 15' 10" (2.39m x 4.83m)

Window to rear, sliding door to rear, range of wall and base units, space for appliances, door to entrance hall.

First Floor Landing

Doors to various rooms.

Bedroom One

11' x 11' 3" (3.35m x 3.43m)

Window to front, radiator, door to landing.

Bedroom Two

11' x 10' 7" (3.35m x 3.23m)

Window to rear, radiator, door to landing.

Bedroom Three

7' 9" x 6' (2.36m x 1.83m)

Window to front, radiator, door to landing.

Bathroom

Window to rear, panelled bath, pedestal sink, low flush toilet, radiator, door to landing.

Garage

Door to front, door to rear garden.

Outside Front

Driveway with off road parking with a garden area to side.

Outside Rear

Large enclosed rear garden, mostly overgrown in need of some tlc.

Agents Note

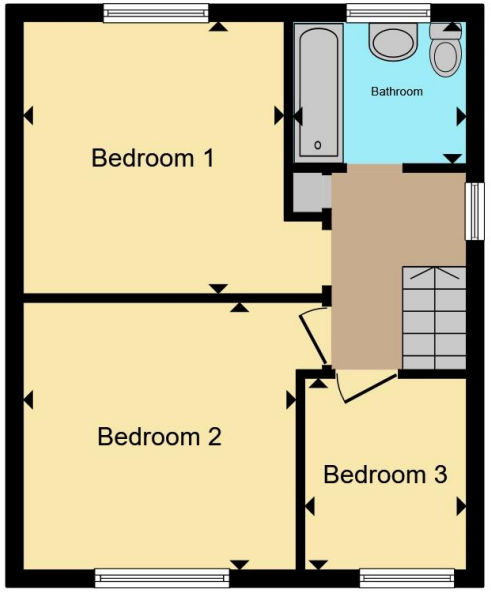
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks







Ground Floor



First Floor

Total floor area 96.6 m² (1,039 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: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336502

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.