

Connells

Deans Road
Eastfield Wolverhampton

Deans Road
Eastfield Wolverhampton WV1 2BH

for sale guide price
£140,000







Property Description

Connells Wolverhampton are pleased to presented to market this traditional bay fronted detached family home set within close proximity to New Cross Hospital, boasting no onward chain this property promises to be the ideal choice for families, also offering fantastic potential throughout.

Comprising of entrance hall, two reception rooms, fitted kitchen, utility area, downstairs wc. On the first floor there are three bedrooms, master boasting a feature bay window and fitted wardrobes, a stylish shower room competes the internal accommodation.

Externally the property continues to impress with an impressive curb appeal from the front, low maintenance rear garden and a detached garage with sheltered patio area.

Viewing is highly recommended to appreciate the accommodation on offer.

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 Deans Road between Willenhall Road and Wednesfield where there is a fantastic selection of local shopping, doctors, dentists, public houses and eateries. Popular schooling can also be found just a stone's throw away.

Entrance Hallway

Double glazed door to front, stairs to first floor landing, double glazed window to side, radiator, store cupboard.

Lounge

12' into bay x 11' 11" into recess (3.66m into bay x 3.63m into recess)
Double glazed bay window to front, radiator, gas fire place.

Dining Room

16' 9" max x 11' 10" max (5.11m max x 3.61m max)

Double glazed window to rear, radiator, gas fire place.

Kitchen

14' 4" x 6' 11" max (4.37m x 2.11m max)
Double glazed window to rear, range of wall and base units with work surfaces above, sink drainer, radiator, gas hob, single glazed door to side with access to utility area.

Utility

13' 3" max x 5' 3" max (4.04m max x 1.60m max)
Double glazed door to front with access to frontage, wall units, work surfaces, stainless steel sink drainer, plumbing for appliances, double glazed door to rear garden, access to wc.

Wc

Double glazed door to rear, wc, radiator.

First Floor Landing

Double glazed door to side, loft access.

Bedroom One

12' 9" into bay x 10' 2" to wardrobe (3.89m into bay x 3.10m to wardrobe)
Double glazed bay window to front, radiator, fitted wardrobes.

Bedroom Two

11' 6" pluse recess x 10' 6" (3.51m pluse recess x 3.20m)
Double glazed window to rear and radiator.

Bedroom Three

7' 8" x 7' 2" into wardrobe (2.34m x 2.18m into wardrobe)
Double glazed window to front, radiator, fitted wardrobe.

Shower Room

Double glazed window to rear, wc, wash hand basin, shower cubicle, heated towel rail, tiled walls, airing cupboard.

Outside Rear

Raised and lowered patio, borders and shrubs, outdoor tap, outdoor light, gated rear access, gated off road parking.

Detached Garage

14' 4" x 13' 5" (4.37m x 4.09m)
door to rear leading to sheltered patio seating area.

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









To view this property please contact Connells on

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WOLVERHAMPTON WV1 4EX

EPC Rating: E

Council Tax Band: C

view this property online connells.co.uk/Property/WVH336934

Tenure: Freehold

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.