

Connells

Wardlow Close
Goldthorn Hill Wolverhampton

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Goldthorn Hill Wolverhampton WV4 5BG

for sale guide price
£180,000







Property Description

Connells Wolverhampton are pleased to present to market this three bedroom semi detached home boasting NO UPWARD CHAIN and excellent potential. Situated in a cul-de-sac location on the popular Goldthorn Hill, this home promises to be the ideal choice for families. Viewing is highly recommended to appreciate this fantastic opportunity, please call Connells today to arrange a viewing.

Internally the property comprises entrance hall, useful downstairs wc, spacious lounge diner and kitchen. Upstairs there are three well proportioned bedrooms and family bathroom. Externally the property continues to impress with front and rear gardens, driveway, carport and garage to front.

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

Situated just off Goldthorn Hill this property is tucked away in a cul-de-sac and offers fantastic commuting access into Wolverhampton city centre via the A449 Penn Road. In the immediate area there are popular schools, parks and a range of restaurants other useful facilities. Bus links are also nearby for access to Wolverhampton and further afield.

Entrance Hall

Double glazed door to side, access to wc.

Ground Floor Wc

Double glazed window to side, wc, wash hand basins, part tiled walls.

Lounge Diner

28' 2" max into bay x 15' 4" (8.59m max into bay x 4.67m)

Double glazed bay window to front, gas fireplace, stairs to first floor landing.

Kitchen

13' 8" max x 7' 5" (4.17m max x 2.26m)

Double glazed window to rear, a range of wall and base units with work surfaces, stainless steel sink and drainer, pantry/storage cupboard, double glazed door to side leading to carport.

First Floor Landing

Double glazed window to side, loft access, storage cupboard, doors to various rooms.

Bedroom One

12' x 8' 10" (3.66m x 2.69m)

Two double glazed windows to front, storage cupboard.

Bedroom Two

11' 1" x 8' 7" (3.38m x 2.62m)

Double glazed window to rear, built-in wardrobes.

Bedroom Three

8' 5" x 6' 2" (2.57m x 1.88m)

Double glazed window to front.

Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps and shower over, part tiled walls.

Outside Front

Driveway, extended carport, lawned area, shrubs, access to garage.

Garage

17' x 8' 2" (5.18m x 2.49m)

Up and over door.

Outside Rear

Overgrown rear garden.

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** **Garage**

Total floor area 91.8 m² (988 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: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH335791

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.