

Connells

Penshaw Close
Pendeford Wolverhampton

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Pendeford Wolverhampton WV9 5NE

for sale guide price
£165,000







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

Samuel Thorneywork from the award winning Connells Wolverhampton branch is proud to bring to the market this deceptively spacious three bedroom end-terraced family home boasting no onward chain.

Internally the property comprises of having an entrance porch leading to a hallway with a downstairs wc, spacious lounge, kitchen/ diner. On the first floor there are three bedrooms and a bathroom.

Externally there is a front lawn with an allocated parking space whilst to the rear is a well presented garden.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Set to the north of Wolverhampton City Centre in the Pendeford area, this home is situated in a cul de sac location and ideally placed for access to M54 and adjoining M6 motorways. There is easy access to local supermarket and Stafford Road with numerous shops and eaterie

Approach

Set back from the roadside behind with an allocated parking space, front lawn with paved path leading to the main accommodation and side gate.

Porch

Wall light, double glazed windows and door to entrance hallway.

Hallway

Stairs, radiator, ceiling light point, doors to various rooms.

Ground floor Wc

Low flush wc, wall mounted wash hand basin with splashback tiles, single glazed window to front, ceiling light point.

Lounge

17' x 11' (5.18m x 3.35m)

Double glazed window to front, two ceiling light points, radiator.

Kitchen/ Diner

17' x 8' (5.18m x 2.44m)

Matching wall and base units with one and a half stainless steel sink and drainer with mixer tap, partly tiled walls, plumbing point for washing machine, integrated oven, four ring gas hob with extractor hood above, extractor hood above, radiator, two ceiling light points, double glazed window to rear, double glazed sliding door to rear garden.

First Floor Landing

Loft access, ceiling light point, storage cupboard, airing cupboard housing the wall mounted boiler.

Bedroom One

13' x 9' (3.96m x 2.74m)

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

Bedroom Two

12' max x 10' into recess (3.66m max x 3.05m into recess)

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

Bedroom Three

9' max x 7' 10" max (2.74m max x 2.39m max)

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

Bathroom

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

Outside Rear

Paved patio area with a lawn, side gate, timber shed, outside tap point.

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

















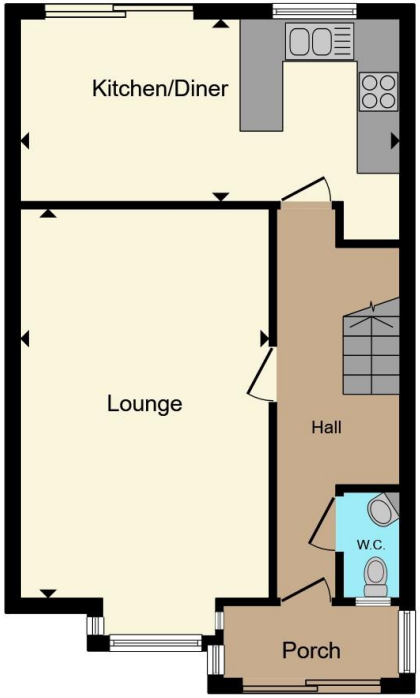

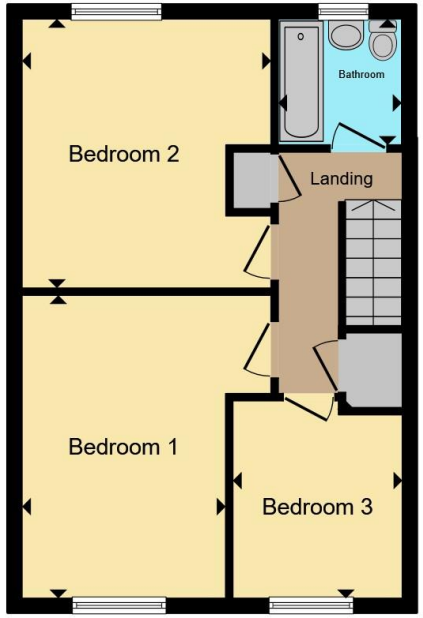

Ground Floor **First Floor**

Total floor area 91.3 m² (983 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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81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

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