

Connells

Rupert Street
Off Tettenhall Road Wolverhampton

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Off Tettenhall Road Wolverhampton WV3 9NS

for sale guide price
£200,000







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 delighted to the market this deceptively spacious three bedroom semi-detached family home boasting no onward chain in a popular residential location.

Internally the property comprises of a porch, lounge, dining room, well appointed kitchen, convenient utility room, useful ground floor wc. On the first floor there are three generously sized bedrooms, separate wc, family bathroom.

Externally there is off road parking to front, access to a garage whilst the rear benefits from a generously sized rear garden.

Viewings are highly recommended to appreciate the accommodation on offer.

Location And Area

St to the west of Wolverhampton City Centre in the Compton area with superb local schooling most noteworthy of which is St Peter's Collegiate Church of England and Wolverhampton Girls High School which have both received an Outstanding Ofsted report. Easy access is provided for Wolverhampton Rail Station, excellent local conveniences and the nearby Tettenhall shopping facilities.

Approach

Set back from the roadside behind off road parking with access to the main accommodation and garage.

Porch

Windows to front, radiator, ceiling light point, storage cupboard, stairs to first floor, doors to lounge, dining room and kitchen.

Lounge

12' to bay x 11' 1" (3.66m to bay x 3.38m)

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

Dining Room

11' 11" x 11' 4" (3.63m x 3.45m)

Double glazed window to rear, french doors to rear garden, radiator, ceiling light point, serving hatch

Kitchen

13' 10" x 9' 1" (4.22m x 2.77m)

Wall and base units, electric cooker point, partly tiled walls, ceiling light point, double glazed window to side, radiator, doors to hallway and utility.

Utility

6' 2" x 6' 2" (1.88m x 1.88m)

Doors to kitchen, ground floor wc and garden

Ground Floor Wc

Low flush wc, ceiling light point, wall mounted hand basin.

First Floor Landing

Doors to various rooms.

Bedroom One

13' 3" x 12' 1" (4.04m x 3.68m)

Double glazed window to front, radiator, ceiling light point

Bedroom Two

11' 11" x 11' 4" (3.63m x 3.45m)

Double glazed window to rear, radiator, ceiling light point

Bedroom Three

9' 2" x 8' 2" (2.79m x 2.49m)

Double glazed window to rear, radiator, ceiling light point, cupboard space housing the wall mounted boiler.

Bathroom

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

Separate Wc

Low flush wc, partly tiled walls, ceiling light point, double glazed window to side.

Outside Rear

Lawn with shrubbery and timber fencing.

Garage

18' x 12' 8" (5.49m x 3.86m)

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 118.4 m² (1,274 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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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336235

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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.