

Connells

Elston Hall Lane
Bushbury Wolverhampton

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Bushbury Wolverhampton WV10 9HA

for sale guide price
£160,000







Property Description

Connells Wolverhampton are delighted to present to market this three bedroom semi detached family home boasting NO UPWARD CHAIN and a large corner plot location. Internally offering fantastic potential, this home promises to be the ideal choice for young families, offering further potential to extend or development separately, subject to necessary permissions. Call Connells today arrange a viewing.

Internally the property comprises entrance porch, entrance hall, lounge with feature bay window, dining room, kitchen, conservatory, bathroom and three bedrooms. Externally the property boasts block paved driveway to front, 17ft garage space and large corner plot rear garden.

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

Located on Elston Hall Lane which offers fantastic commuting access to the Stafford Road A449 with further link the the M54 and M6 motorways, the i54 commercial development, local shopping, doctors, dentists, public houses, schools and eateries are all within close proximity.

Entrance Porch

Double glazed sliding doors to front leading to entrance hall.

Entrance Hall

Door to front, stairs to first floor landing, alarm panel.

Lounge

13' 7" into bay x 12' 11" max (4.14m into bay x 3.94m max)

Double glazed bay window to front, central heating radiator, gas fireplace.

Dining Room

12' 1" plus recess x 10' 11" (3.68m plus recess x 3.33m)

Central heating radiator, gas fireplace, storage cupboard, double glazed sliding doors to rear leading to conservatory.

Conservatory

8' 7" x 8' 1" (2.62m x 2.46m)

UPVC double glazed, double glazed door to side and rear, work surfaces, plumbing for appliances, storage cupboard.

Kitchen

10' max x 8' 1" (3.05m max x 2.46m)

Double glazed window to side, a range of wall and base units, work surfaces, stainless steel sink and drainer, gas oven, gas hob, double glazed door to side leading to conservatory, access to bathroom via lobby area.

Bathroom

Double glazed window to side, wc, wash hand basin, bath with mixer taps and shower over, extractor fan, tiled walls.

First Floor Landing

Double glazed window to side, loft access via a drop down ladder which is part boarded and lighting, doors to various rooms.

Bedroom One

16' 4" max x 11' 3" (4.98m max x 3.43m)

Double glazed window to front, central heating radiator, open fireplace.

Bedroom Two

10' 11" x 7' 11" (3.33m x 2.41m)

Double glazed window to rear, central heating radiator.

Bedroom Three

8' x 7' 11" (2.44m x 2.41m)

Double glazed window to rear, central heating radiator.

Outside Front

Block paved driveway, lawn, borders, access to garage.

Garage

17' 2" x 9' 4" (5.23m x 2.84m)

Stable doors to front, power, lighting, double glazed window to side, door to rear leading to garden.

Outside Rear

Patio area, lawn, gravel area, storage shed, outdoor tap, security light, gated side access. Having a corner plot location, giving potential to extend or separately development, subject to relevant permissions.

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 108.8 m² (1,171 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: B

Tenure: Freehold

view this property online connells.co.uk/Property/WVH333146

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.