

Connells

Windsor Road
Parkfields Wolverhampton

Windsor Road
Parkfields Wolverhampton WV4 6HT

for sale guide price
£150,000







Property Description

James Wenlock from Connells Wolverhampton brings to the market this three bedroom semi detached family property in a popular residential location. Benefiting from NO ONWARD CHAIN this property should be viewed in order to fully appreciate.

The property briefly comprises of an entrance hall, lounge, dining room, kitchen, three bedrooms and a family bathroom. Externally there is driveway to front proving off road parking and a good size enclosed 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

Set to the south of Wolverhampton City centre with easy access to Birmingham New Road for commuting, with numerous local schools and local amenities.

Entrance Hall

Door to front, doors to various rooms.

Lounge

13' 10" x 9' 11" (4.22m x 3.02m)

Double glazed window to front, central heating radiator, gas fire, door to entrance hall.

Dining Room

12' x 9' 11" (3.66m x 3.02m)

Double glazed window to rear, central heating radiator, door to entrance hall.

Kitchen

15' 5" x 6' (4.70m x 1.83m)

Double glazed window to side and rear, a range of wall and base units, door to entrance hall.

Downstairs Wc

Low flush toilet, pedestal sink.

First Floor Landing

Window to side, doors to various rooms.

Bedroom One

11' x 9' 11" (3.35m x 3.02m)

Double glazed window to rear, central heating radiator, door to first floor landing.

Bedroom Two

11' x 10' 1" (3.35m x 3.07m)

Double glazed window to front, central heating radiator, door to first floor landing.

Bedroom Three

7' x 6' (2.13m x 1.83m)

Double glazed window to front, central heating radiator, door to first floor landing.

Family Bathroom

Double glazed window to rear, panelled bath, pedestal sink, low flush toilet, door to first floor landing.

Outside Front

Block paved driveway providing off road parking, wall and wrought iron railings.

Outside Rear

Large enclosed rear garden, lawned area.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. We are aware there is a mine shaft a couple of meters outside the boundary on the public highway. Your Conveyancer will take the necessary steps and advise you accordingly. 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.










SALE









Total floor area 80.1 m² (863 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: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH336785

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.