



**Connells**

Stafford Road  
Fordhouses Wolverhampton

# Stafford Road Fordhouses Wolverhampton WV10 6NN

for sale guide price  
**£220,000**



## 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 Thornework from the Award Winning Connells Wolverhampton branch is delighted to bring to the market this deceptively spacious corner plot four bedroom semi-detached family home set over three floors and boasts no onward chain.

Internally the property comprises of an inviting entrance hallway leading to two reception rooms, both used as a dining room and lounge. The ground floor is completed by having a well appointed and modern kitchen. On the first floor you will find three bedrooms and a bathroom and separate WC. On the second floor there is a fourth bedroom. Outside to the front there is a front garden, while the rear benefits from a sizeable rear garden with potential to extend to the side and rear, subject to the necessary planning permissions.

Ideally suitable for first time buyers, investors and families. Viewings are highly recommended to appreciate the accommodation on offer. Call the Connells Wolverhampton branch today to book your viewing.

## Location And Area

Situated on the main A449 Stafford Road which offers fantastic commuting links the M54 and M6 motorways and for commuters into Wolverhampton City centre. The i54 commercial development is also close by along with local shopping at Three Tuns. There are various shops, schooling, doctors and dentists can also be found nearby.



## Approach

Double glazed window to the front, ceiling light point, radiator, storage cupboard, stairs rising to the first floor and doors to the lounge and dining room.

## Entrance Hallway

Double glazed window to the front, ceiling light point, radiator, storage cupboard, stairs rising to the first floor and doors to the lounge and dining room.

## Lounge

17' 9" max x 12' max ( 5.41m max x 3.66m max )

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

## Dining Room

11' 10" max x 10' max ( 3.61m max x 3.05m max )

French doors leading out to the rear garden, radiator, ceiling light point with fan and doors to the kitchen and hallway.

## Kitchen

11' 9" max x 9' 4" max ( 3.58m max x 2.84m max )

Matching wall and base units with 1 1/2 stainless steel sink and drainer with mixer tap, gas cooker point with extractor hood above, partly to wall, plum point washing machine, space for dryer, space for fridge / freezer, wall mounted boiler, two ceiling light points, radiator, two double glazed windows to the side, storage cupboard housing single glazed window to rear and doors to the rear garden and dining room.

## First Floor Landing

Storage cupboard, two ceiling light points, double glazed window to the front, stairs rising to the second floor, doors leading to three bedrooms, bathroom and separate WC.

## Bedroom One

15' into bay x 12' max ( 4.57m into bay x 3.66m max )

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

## Bedroom Two

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

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

## Bedroom Three

9' 5" x 7' 7" ( 2.87m x 2.31m )

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

## Bathroom

Panelled bath with shower over, wash hand basin, radiator, partly tiled walls and ceiling light point.

## Separate Wc

Low flush WC, ceiling light point and double glazed window to the side.

## Second Floor Landing

Ceiling light point and door to the fourth bedroom.

## Bedroom Four

9' 6" into bay x 13' 9" ( 2.90m into bay x 4.19m )

Double glazed window the rear, ceiling light point, fitted wardrobe and eaves storage space.

## Outside Rear

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

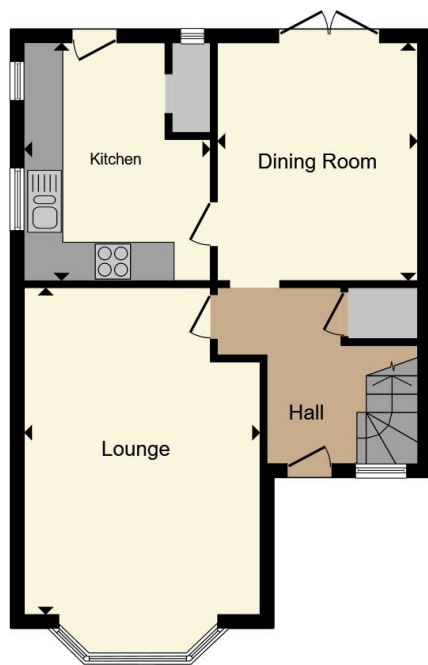
## Agents Note

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

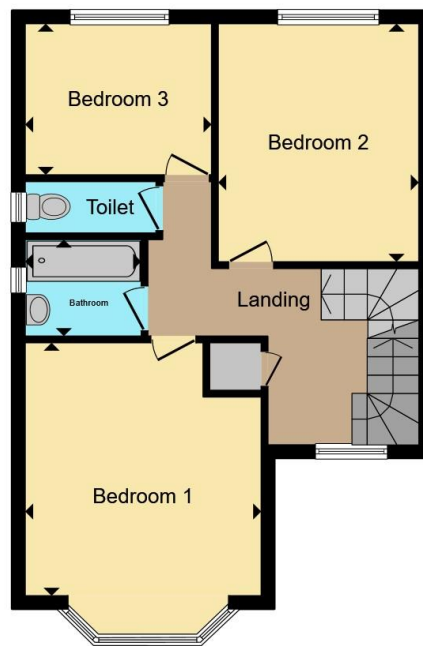




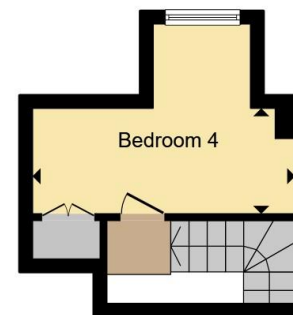




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 113.1 m<sup>2</sup> (1,217 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](http://www.propertybox.io)

**Connells**

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WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH336340](http://connells.co.uk/Property/WVH336340)**



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