



**Connells**

Finchfield Lane  
Finchfield Wolverhampton

# Finchfield Lane Finchfield Wolverhampton WV3 8ET

for sale guide price  
**£235,000**



## Property Description

Connells Wolverhampton are pleased to present to market this well presented terraced barn conversion boasting no upward chain. Ideal for downsizers and located close to local amenities. This property offers stunning character features throughout.

Internally the property comprises of an entrance hall, spacious lounge, separate dining room and fitted kitchen. Upstairs are two good sized bedrooms and a stylish shower room.

Externally the property continues to impress with off road parking to front and rear.

Viewings are highly recommended to appreciate the accommodation on offer.

## 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.

## Location And Area

Situated in the popular area of Finchfield this property is located nearby to many highly regarded schools and with easy distance of Wolverhampton City centre with many shopping amenities also close by.

## Entrance Hallway

Double glazed door to front, radiator.



## Lounge

13' 5" into recess x 10' 8" ( 4.09m into recess x 3.25m )

Double glazed door to rear, two double glazed windows to rear, radiator, stairs to first floor landing.

## Dining Room

15' 11" x 7' 11" ( 4.85m x 2.41m )

Double glazed window to front, radiator, airing cupboard.

## Kitchen

9' 6" x 7' 3" ( 2.90m x 2.21m )

Double glazed window to front, range of wall and base units with worksurfaces above, stainless steel sink drainer, electric oven, electric hob, radiator.

## First Floor Landing

Doors to various rooms, two double glazed windows to side, radiator, airing cupboard, additional storage cupboard.

## Bedroom One

13' 4" into wardrobe plus the recess x 9' 6" ( 4.06m into wardrobe plus the recess x 2.90m )

Double glazed window to rear, radiator, built in wardrobe.

## Bedroom Two

13' 7" x 8' 6" ( 4.14m x 2.59m )

Double glazed window to front, radiator.

## Shower Room

Double glazed window to front, wc, wash hand basin, shower cubicle, radiator, mostly tiled walls, fully tiled flooring.

## Outside Front

Off road parking.

## Outside Rear

Gravel off road parking with gated access, outdoor light.









**Ground Floor**



**First Floor**

Total floor area 76.0 m<sup>2</sup> (818 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**

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/WVH334876](http://connells.co.uk/Property/WVH334876)**



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.

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