



Connells

Smallwood Road
Pendeford Wolverhampton

Smallwood Road Pendeford Wolverhampton WV8 1UE

for sale guide price
£160,000



Property Description

Connells Wolverhampton have the delight to bring to the market this spacious bay fronted mid-terraced home being sold with no upward chain. Located in the popular area of Pendeford this home promises to be the ideal choice for first time buyers.

Well presented throughout and comprising of entrance hall, ground floor wc, lounge with feature bay window, large entertainment style kitchen diner. On the first floor there are three good sized bedrooms and a stylish family bathroom.

Externally the property continues to impress with a mature frontage and off road parking to the rear.

Viewing is 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

Set to the north of Wolverhampton City Centre in the Pendeford area ideally placed for access to i54 commercial development along with M54 and adjoining M6 motorways. Bilbrook Rail Station is a short distance away and there are numerous local schools. This property is also conveniently located for local supermarkets.

Entrance Hall

Double glazed door to front, radiator, storage cupboard, alarm panel, stairs to first floor landing.

Lounge

14' 6" excluding bay window x 11' 5" (4.42m excluding bay window x 3.48m)

Double glazed bay window to front, radiator.

Kitchen

17' 7" x 8' 7" (5.36m x 2.62m)

Two double glazed windows to rear, range of wall and base units with worksurfaces above, stainless steel sink drainer, electric oven, gas hob, radiator, access to a rear porch area.

Rear Porch Area

Double glazed door to side, access to garden and wc.

Wc

Double glazed window to side, wc, wash hand basin, radiator.

First Floor Landing

Loft access, doors to various rooms.

Bedroom One

12' 4" x 8' 7" plus doorway (3.76m x 2.62m plus doorway)

Double glazed window to front, radiator.

Bedroom Two

11' 6" into doorway x 10' 9" (3.51m into doorway x 3.28m)

Double glazed window to rear, radiator.

Bedroom Three

9' 5" max x 8' 7" max (2.87m max x 2.62m max)

Double glazed window to front, radiator, storage cupboard.

Bathroom

Double glazed window to rear, wc, wash hand basin, bath with mixer taps and shower head above, extractor fan, heated towel rail, tiled walls and tiled flooring.

Outside Front

Generous lawned area.

Outside Rear

Patio, artificial lawn area, storage shed, outdoor tap, outdoor light, gated rear access to off road parking area.

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









Total floor area 80.7 m² (869 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: C Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WVH334877



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WVH334877 - 0008