

# AUCTION



**Manor Road, Penn  
Wolverhampton, WV4 5PY**

**Auction Guide Price £200,000**



**A particularly pleasant detached bungalow for sale by way of The Modern Method of Auction, occupying a delightful position in an extremely popular residential area local to a range of amenities and Penn Manor Medical Centre. This substantial home has been well maintained and offers spacious and versatile accommodation that must be seen to be appreciated.**

**This impressive home known as 'Autumn Cottage' benefits from central heating, double glazing, off road parking, garage and an enclosed rear garden providing a secluded sanctuary, perfect for relaxation.**

**Further noteworthy features include: spacious reception hall, homely living room with conservatory off, fitted kitchen with useful utility off, two bedrooms (one currently being used as a dining room), modern wet room and a good size garage.**

**Council Tax Band D. Energy Rating D. Tenure FREEHOLD.**

**This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.**

**Approach** By way of tarmac driveway providing off road parking for numerous vehicles past lawn fore garden.

**Entrance Porch** Having double glazed door.

**Reception Hall** Having airing cupboard, central heating radiator and loft hatch for access via retractable ladder.

**Living Room** 15' 0" x 12' 1" (4.57m x 3.68m) Having log effect gas fire with marble type surround, hearth and feature fireplace, two wall light points, central heating radiator, two double glazed windows and double glazed sliding door to the conservatory.

**Kitchen** 11' 2" x 8' 6" (3.40m x 2.59m) Having inset stainless steel sink top with fitted base units and decorative work tops, built in oven with four ring electric hob and cooker hood. Range of fitted wall cupboards, ceramic wall and floor tiles, flush ceiling spot lights, central heating radiator, double glazed window and door leading out to utility.



**Utility** 9' 0" x 6' 1" (2.74m x 1.85m) Having fitted work top, wall cupboards and plumbing for washing machine. Ceramic floor tiling, central heating radiator, double glazed door to rear garden and door to garage.

**Conservatory** 8' 7" x 7' 9" (2.61m x 2.36m) Having two wall light points, central heating radiator, double glazed windows and door to rear garden.

**Bedroom One** 11' 11" x 10' 4" (3.63m x 3.15m) Having range of fitted wardrobes with mirror fronted sliding doors, two wall light points, central heating radiator and double glazed window.

**Bedroom Two** 12' 4" x 11' 3" (3.76m x 3.43m) Having two wall light points, central heating radiator and double glazed window.

**Wet Room** 9' 7" x 5' 9" (2.92m x 1.75m) Having shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, central heating radiator and double glazed window.

**Garage** 17' 4" x 13' 1" (5.28m x 3.98m) Having 'Up & Over' door, light, power points and door to rear garden.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, numerous flowers and flowering shrubs. Garden shed and gated side access.

**Buyers Information** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

**TENURE:** Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**COUNCIL TAX BAND:** D  
**EPC RATING:** D

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

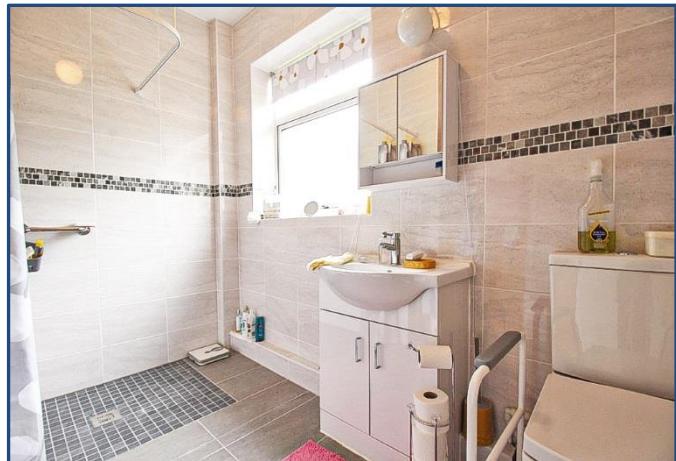
**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





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