



**Connells**

Walsall Road  
Cannock





### Auctioneer's Comments

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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 £300 inc VAT towards the preparation cost of the pack.

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.

### Ground Floor

#### Entrance Hallway

Having a front entrance door, double glazed window, radiator, ceiling light point, carpeted flooring, storage cupboard, stairs to first floor and doors to lounge and reception room

#### Lounge

14' 1" x 10' 4" ( 4.29m x 3.15m )

Having a double glazed window, radiator, ceiling light point, carpeted flooring and door to kitchen

#### Reception Room

10' 1" x 10' 4" ( 3.07m x 3.15m )

Having a double glazed window, radiator, ceiling light point and carpeted flooring

#### Kitchen

8' 2" x 13' 7" ( 2.49m x 4.14m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, breakfast bar, radiator, ceiling light point, plumbing for the washing machine, space for appliances, vinyl floor and double glazed window

## First Floor

### Landing

Having carpeted flooring, ceiling light point and doors to bedrooms, shower room and WC

### Bedroom 1

13' 7" x 11' 1" ( 4.14m x 3.38m )

Having a double glazed window, radiator, ceiling light point and carpeted flooring

### Bedroom 2

10' 9" x 9' 8" ( 3.28m x 2.95m )

Having a double glazed window, radiator, ceiling light point and carpeted flooring

### Bedroom 3

8' 2" x 10' 1" ( 2.49m x 3.07m )

Having a double glazed window, radiator, ceiling light point and carpeted flooring

### Shower Room

Having a double glazed window, wash hand basin, shower cubicle, part tiled walls, radiator, ceiling light point and vinyl flooring

### W.C

Having a double glazed window, ceiling light point and WC

## Outside

Having a paved area and lawned garden

### Front

Having a paved driveway, laid to lawn and gated access to the entrance door

### Rear

Having a paved patio area, laid to lawn and two garden sheds













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/CNK106702](http://connells.co.uk/Property/CNK106702)**

Tenure: Freehold



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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