



Not for marketing purposes INTERNAL USE ONLY

Fieldhouse Road
Hednesford, Cannock

Fieldhouse Road
Hednesford, Cannock, WS12 4HX

for sale guide price
£140,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this SEMI DETACHED property located in Hednesford.

This is a fantastic FIRST TIME BUYER OR INVESTMENT OPPURTUNITY!

To the Ground Floor having an entrance porch leading to the living room, kitchen and downstairs shower room.

To the First Floor having THREE BEDROOMS.

Externally benefitting from both front and rear gardens and garage.

This property is perfectly located in a desirable area close to the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history. The property also benefits from being close to Beaudesert Golf Club, Hednesford Hills Local Nature Reserve and local amenities, whilst having excellent transport links and both Primary and Secondary schools close by.

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.



Ground Floor

Lounge/Diner

22' 9" x 16' 3" (6.93m x 4.95m)

Having two ceiling light points, wall lights, two radiators, gas fire, access to understairs and carpeted flooring

Kitchen

12' 4" x 9' 6" (3.76m x 2.90m)

Having a window to the side and rear aspect, tiled floor, door to side, white units, laminate oak worktops, sink, centre light bar

Utility Room

4' 4" x 3' 5" (1.32m x 1.04m)

Having a door to access bathroom, cupboard space, tiled floor and small centre light

Bathroom

Having a window to the rear aspect, tiled floor and walls, shower, WC, basin and centre light

First Floor

Landing

Having a window to the side aspect, access to all bedrooms and loft access

Bedroom 1

11' 6" x 13' to wardrobe (3.51m x 3.96m to wardrobe)

Having a radiator, fitted wardrobes, carpeted flooring and ceiling light point

Bedroom 2

8' 1" x 11' (2.46m x 3.35m)

Having carpeted flooring, small radiator, a ceiling light point and small cupboard containing water tank

Bedroom 3

7' 11" x 8' (2.41m x 2.44m)

Having a window to the rear aspect, radiator, ceiling light point, fitted wardrobe and cupboard space with the boiler inside

Outside

Front Garden

Having laid to lawn and steps down to the property

Garage

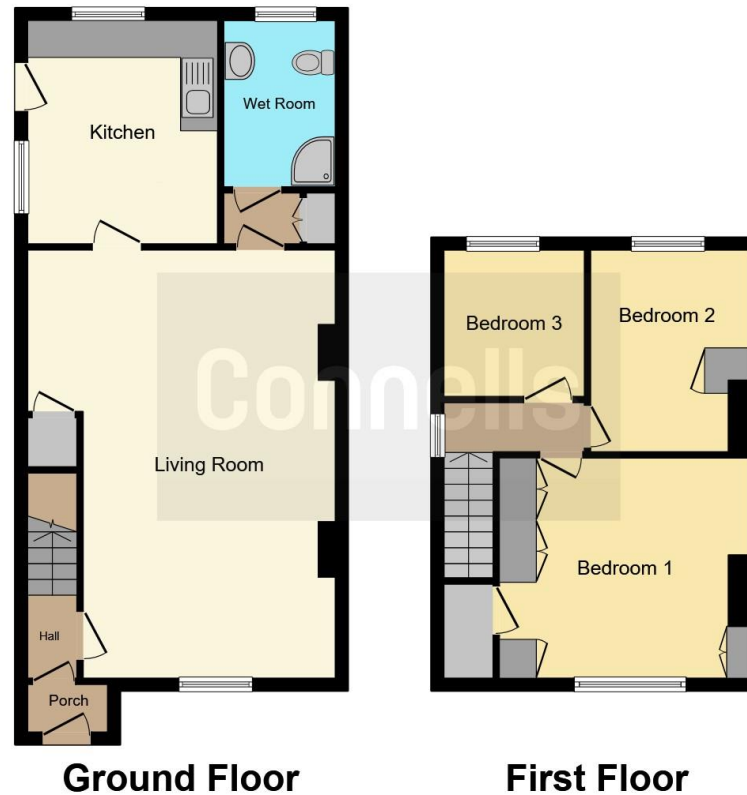
15' 9" x 22' 5" (4.80m x 6.83m)

Having access to the front and rear









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.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

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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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