



Connells

Well Lane
Great Wyrley, Walsall

Well Lane Great Wyrley, Walsall, WS6 6EZ

for sale guide price
£180,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this THREE BEDROOM SEMI DETACHED property in Great Wyrley, Cannock.

This is an EXCELLENT opportunity for first time buyers and investors alike, set in the sought after location of Great Wyrley, Cannock.

To the Ground Floor briefly comprising of an entrance porch and hall, leading through to the downstairs living room and kitchen area. The kitchen comes fully fitted, with space for appliances and a dining table if required. The addition of a utility store room offers additional space for appliances. The living room is deceptively spacious, with sliding doors leading to the rear garden.

To the First Floor having THREE BEDROOMS and a family bathroom.

Externally benefiting from having a large brick paved driveway offering parking for multiple vehicles and an enclosed garden to the rear suitable for entertaining.

Located in a desirable village within walking distance of amenities, local schools, small local businesses and Landywood Train Station providing a direct route to Birmingham. The location provides further excellent commuter benefits to the A34, M6 and M6 toll linking the midlands motorway network.

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

Entrance Porch

5' 9" x 4' 3" (1.75m x 1.30m)

Having tiled flooring, radiator, double glazed window to the side aspect, door leading to hallway and utility.

Living Room

12' 5" x 14' 2" (3.78m x 4.32m)

Having laminate flooring, ceiling light point, electric fire, double glazed sliding door to the rear aspect.

Kitchen

14' 2" x 9' 4" (4.32m x 2.84m)

Being a fully fitted kitchen with a range of wall and base units with laminate worktops over, electric hob and oven with extractor above, tiled flooring and a double glazed window to the front aspect.

Utility Room / Storage

3' 4" x 11' 10" (1.02m x 3.61m)

Having a Guest WC, hand wash basin, ceiling light point and a double glazed window to the rear aspect.

First Floor

Landing

Having carpeted flooring and access to all bedrooms and bathroom

Bedroom 1

14' 3" x 9' 4" (4.34m x 2.84m)

Having laminate flooring, double glazed

window to the front aspect, radiator and ceiling light point.

Bedroom 2

7' 5" x 9' 4" (2.26m x 2.84m)

Having laminate flooring, double glazed window to the rear aspect, radiator and ceiling light point.

Bedroom 3

6' 5" x 9' 4" (1.96m x 2.84m)

Having laminate flooring, double glazed window to the rear aspect, radiator and ceiling light point.

Bathroom

Having an electric shower over a corner bathtub, WC, hand wash basin, fully tiled floor and walls, radiator and double glazed window to the side aspect.

Outside

Front

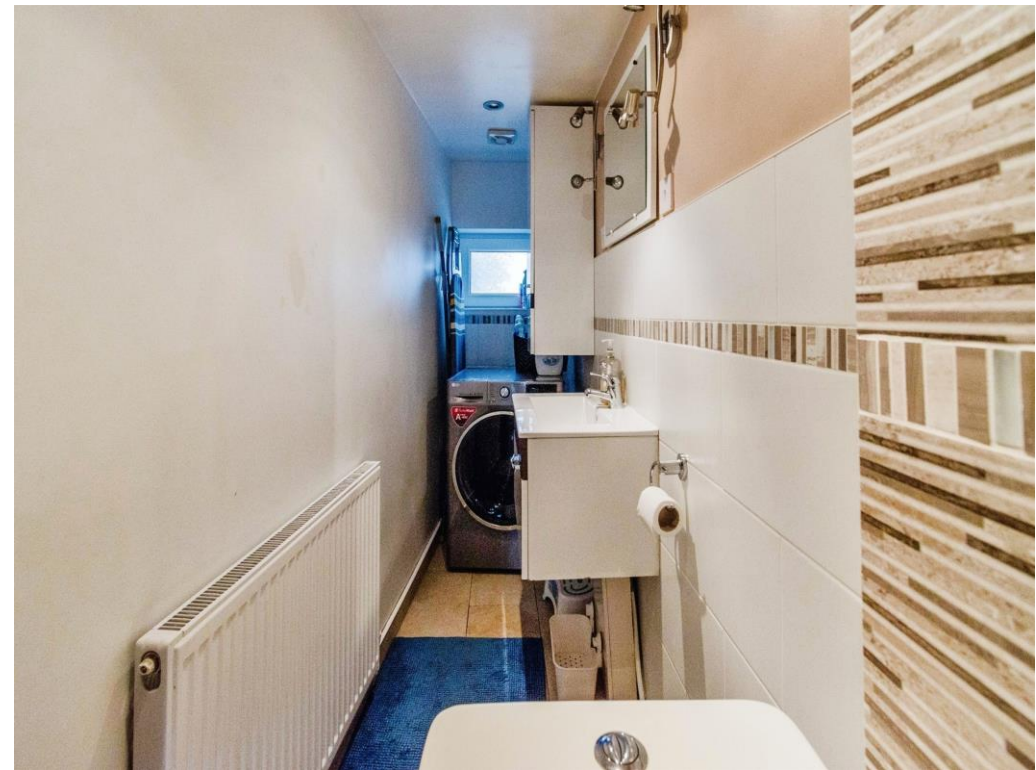
Having a brick paved driveway suitable for multiple vehicles

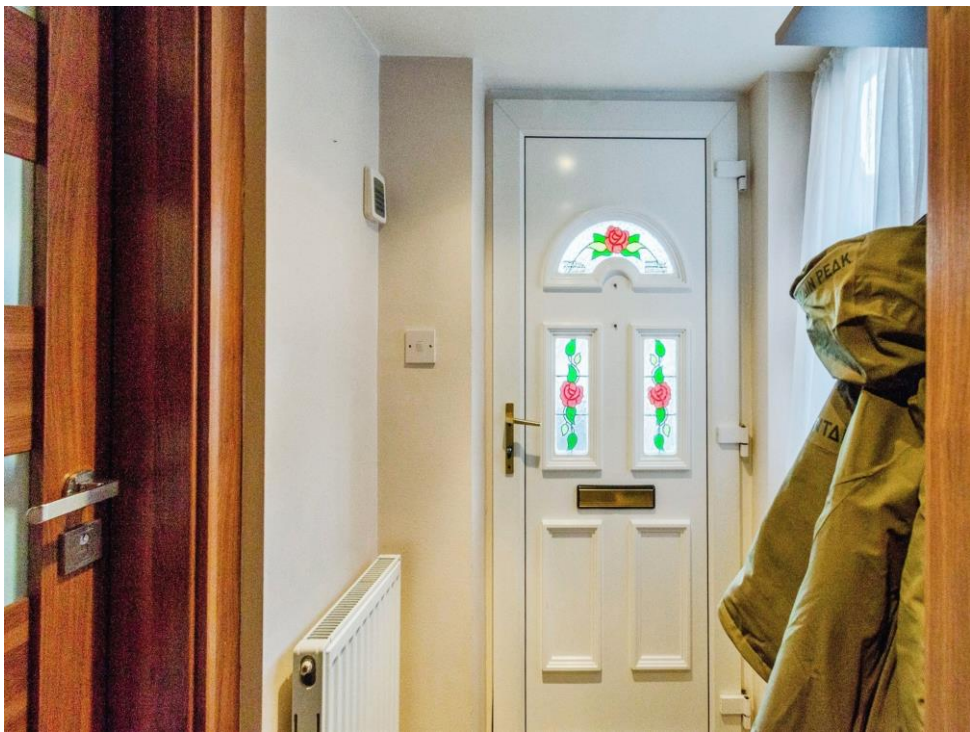
Rear

Having a laid to lawn area, patio area with canopy over ideal for entertaining, access to the garage.

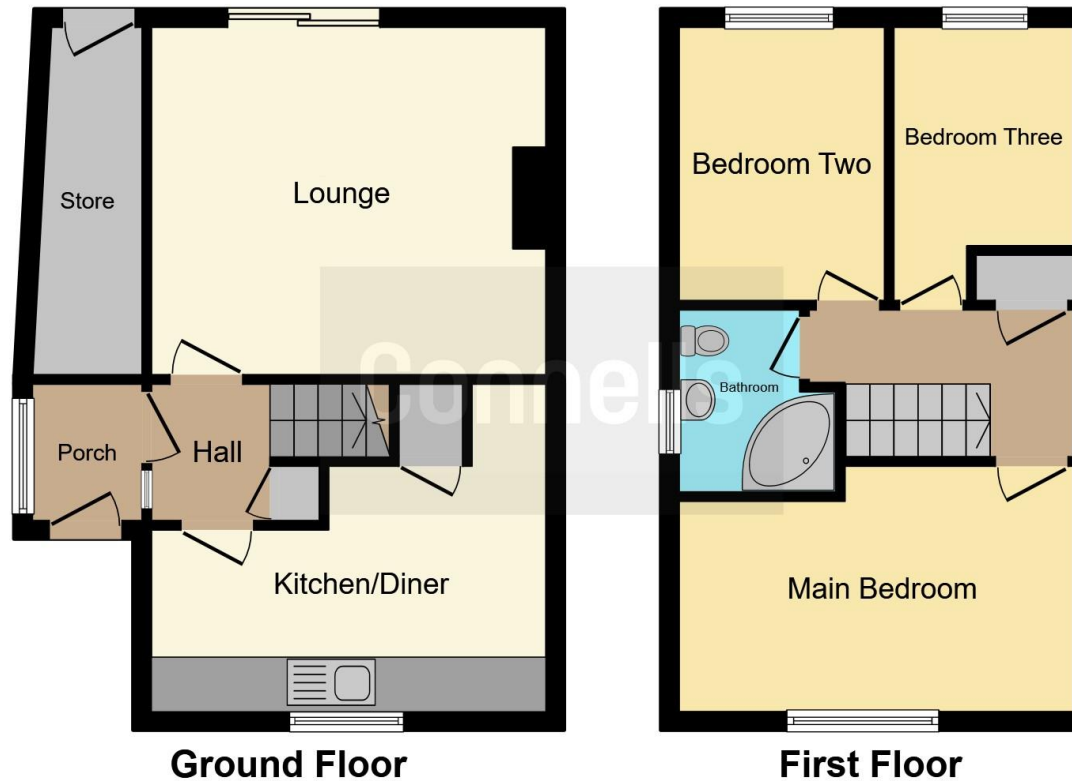
Garage

Based to the rear of the garden, utilised as a workshop.









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

view this property online connells.co.uk/Property/CNK107699



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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