



**Connells**

High Mount Street  
Hednesford, Cannock

# High Mount Street Hednesford, Cannock, WS12 4BL

For sale guide price  
**£80,000**



## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this TWO BEDROOM SEMI DETACHED property, located in Hednesford, Cannock. A great opportunity for first time buyers or investors looking for an ideal project with plenty of potential.

To the Ground Floor the property briefly comprising of two reception rooms, a kitchen and a downstairs bathroom. To the First Floor having two bedrooms and a bathroom.

Externally benefiting from having on street parking with gated access to the front and a large enclosed rear garden.

This property is perfectly located in a desirable area within walking distance of 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, close to local amenities, having excellent transport links and being situated within a good school catchment area.

## 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

### Reception Room

12' 1" x 12' 4" ( 3.68m x 3.76m )

Having carpeted flooring, ceiling light point, front entrance door and double glazed window to the front aspect, radiator, door to living room.

### Living Room

12' 1" x 12' 5" ( 3.68m x 3.78m )

Having carpeted flooring, ceiling light point, radiator, gas fire place and surround, double glazed windows to the side and rear aspects, door to stairs for First Floor, door to kitchen.

### Inner Hallway

Having a UPVC door to the side aspect leading to the rear garden and tiled flooring.

### Kitchen

7' 5" x 13' 1" ( 2.26m x 3.99m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate worktops over, sink with drainer, tiled flooring, tiled splashbacks, gas fire place, ceiling light point, double glazed window to the side aspect.

### Bathroom

Having a WC, hand wash basin, bathtub, tiled walls, ceiling light point.

## First Floor

### Landing

Having carpeted flooring, doors to bedrooms and bathroom.

### Bedroom 1

12' 1" x 12' 4" ( 3.68m x 3.76m )

Having carpeted flooring, ceiling light point, radiator, double glazed window to the front aspect.

### Bedroom 2

7' 3" x 11' 8" ( 2.21m x 3.56m )

Having carpeted flooring, ceiling light point, radiator, door to storage cupboard, double glazed window to the rear aspect.

### Bathroom

Having a WC, hand wash basin, bathtub with shower above, storage cupboard housing boiler, ceiling light point, double glazed window to the side aspect.

## Outside

### Front

Having a gated entrance with small front garden and side access to the rear.

### Rear

Being a large rear garden with laid to lawn and various mature trees and shrubbery.

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.









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](http://www.focalagent.com)

To view this property please contact Connells on

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10-12 Wolverhampton Road  
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EPC Rating: Awaited  
 Council Tax Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/CNK108360](http://connells.co.uk/Property/CNK108360)



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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