



Connells

Wolverhampton Road
Wedges Mills, 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

Porch

Having a double glazed front entrance door, double glazed window to the side aspect and doors to guest WC and hallway

W.C

Having a double glazed window to the front aspect, WC and wash hand basin

Hallway

Having doors to porch, lounge and dining room and stairs to first floor

Lounge

23' 3" x 11' (7.09m x 3.35m)

Having double glazed windows to the front, side and rear aspects, electric fireplace, two radiators., two ceiling light points, carpeted flooring and doors to hallway and dining room

Dining Room

10' 10" x 7' 11" (3.30m x 2.41m)

Having a double glazed window to the rear aspect, radiator, ceiling light point, vinyl flooring, storage cupboard and doors to hallway, lounge and kitchen

Kitchen

17' 10" x 10' (5.44m x 3.05m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and a half bowl sink/drain, plumbing, space for appliances, two ceiling light points, vinyl flooring, double glazed window to the rear aspect and doors to conservatory, dining room and garage

Conservatory

Having carpeted flooring, radiator and double glazed doors to the rear garden

First Floor

Landing

Having carpeted flooring and doors to bedrooms, bathroom and shower room

Bedroom 1

11' x 10' 4" (3.35m x 3.15m)

Having a double glazed window to the rear aspect, radiator, ceiling light point, carpeted flooring and door to bedroom 2

Bedroom 2

12' 7" x 11' (3.84m x 3.35m)

Having a double glazed window to the front aspect, radiator, ceiling light point, carpeted flooring and door to bedroom 1

Bedroom 3

8' 2" x 7' 11" (2.49m x 2.41m)

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

Bedroom 4

10' x 8' 1" (3.05m x 2.46m)

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

Bathroom

Having a double glazed window to the front aspect, WC, wash hand basin and bath

Shower Room

Having a shower cubicle and a wash hand basin

Outside

Front

Having gated access to the large driveway suitable for multiple vehicles

Rear

Having paved patio areas, laid to lawn and a variety of mature trees and shrubs









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

Tenure: Freehold

view this property online connells.co.uk/Property/CNK106911



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