



**Connells**

Quinton Avenue  
Walsall





## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic THREE BEDROOM BUNGALOW located in Great Wyrley, Walsall - a sought after village location and being offered with NO UPWARD CHAIN, ready for you to make your move!

Being welcomed in to the entrance porch leading through to the generous living room with an open archway into the kitchen. The kitchen comes fully fitted with space for dining furniture. To the rear of the property are two double bedrooms, a single bedroom and a shower room.

Externally benefiting from having a large garage, driveway suitable for multiple vehicles and both front and rear gardens!

Perfectly situated in a sought after village location offering a mix of history, normal excellence and community spirit. Benefiting from being within walking distance of many local businesses, amenities and both Primary & Secondary Schools. Commuter benefits include Landywood Train Station easy access to the A34, A5, M6 and M6 toll.

## 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.

## Entrance Porch

## Living Room

11' 8" x 16' 2" max ( 3.56m x 4.93m max )

Having laminate flooring, two ceiling light points, wall light, gas fire place and surround, radiator, open archway into kitchen / diner, door to porch, door to inner hallway.

## Kitchen / Diner

6' 7" x 16' 2" max ( 2.01m x 4.93m max )

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops across, sink with drainer, integrated oven with four ring gas hob above, extractor hood, space and plumbing for appliances, tiled flooring, tiled splashbacks, ceiling light point, space for dining furniture, double glazed window and door to the side aspect.

## Inner Hallway

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

## Bedroom 1

9' 9" x 11' 9" ( 2.97m x 3.58m )

Having carpeted flooring, ceiling light point, radiator, built in wardrobes, double glazed window to the rear aspect.

## Bedroom 2

8' 9" x 11' 9" ( 2.67m x 3.58m )

Having carpeted flooring, ceiling light point, radiator, sliding double glazed doors to the rear aspect.

## Bedroom 3

6' 5" x 6' 9" ( 1.96m x 2.06m )

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

## Shower Room

Having a WC, hand wash basin vanity unit with storage below, corner walk in shower cubicle with glass shower screen doors, fully tiled walls and flooring, radiator, double glazed window to the side aspect.

## Garage

8' 2" x 16' 1" max ( 2.49m x 4.90m max )

Having an up and over garage door accessible from the driveway with a window and door to the rear of the garage.

## Outside

## Front

Having a brick paved driveway suitable for multiple vehicles with a laid to lawn front garden.

## Rear

Being an enclosed rear garden with small patio area and large laid to lawn area with various mature trees and shrubbery surrounding.

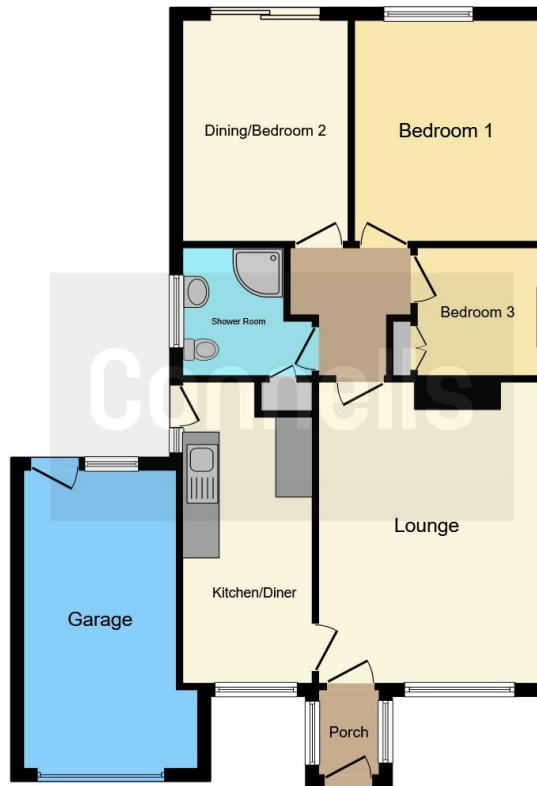












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

**T 01543 500923**  
**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK108338](http://connells.co.uk/Property/CNK108338)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CNK108338 - 0002