



be sold 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 Hallway

UPVC double glazed door to front, radiator and under stairs storage.

W.C

Low level WC, radiator , semi pedestal sink and tiled splash backs

Bedroom Four



hand wash basin, double walk in shower cubical and tiled splashbacks

Bedroom Two

13' 6" x 9' (4.11m x 2.74m)

UPVC double glazed window to front, radiator

Bedroom Three

9' 7" x 7' (2.92m x 2.13m)

UPVC double glazed window to rear, radiator

Bathroom

Radiator, low level WC, pedestal hand wash basin, paneled bath with mixer taps and shower attachment and part tiled walls.

Garage

Agents Note

Please note the property has had past movement which has been repaired under NHBC guarantee and we are in receipt of the relevant paperwork. Please contact the agents directly for more information.

Property Description

Exciting opportunity to own this spacious and well presented four bedroom semi detached town house located within walking distance of Stafford town centre and Stafford railway station. This well presented family home has been well maintained and offers flexible living accommodation for a growing family, filled with natural light and offering a welcoming environment. The property comprises of lounge, kitchen diner, utility room, WC , four bedrooms with master en-suite and separate family bathroom. Outside the property there is a garage and gardens to the front and enclosed to the rear. Viewing strongly recommended to appreciate this wonderful home.

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

12' 8" x 9' 1" (3.86m x 2.77m)

UPVC double glazed window to rear and radiator.

Utility Room

6' 2" x 6' 7" (1.88m x 2.01m)

UPVC double glazed door to rear, fitted wall and base units with worksurfaces over, space for appliances, radiators and tiled splashbacks

First Floor Landing

Lounge

18' 3" x 16' 2" (5.56m x 4.93m)

Two uPVC double glazed windows to the front and two radiators.

Kitchen Diner

13' 5" x 16' 1" (4.09m x 4.90m)

UPVC double glazed window to the rear, radiator, fitted wall and base units with work surfaces over uPVC double glazed French doors leading to a Juliet balcony integrated oven and hob, tiled splashbacks , space for appliances and tiled flooring.

Second Floor Landing

Loft access

Master Bedroom

11' 1" x 11' 4" (3.38m x 3.45m)

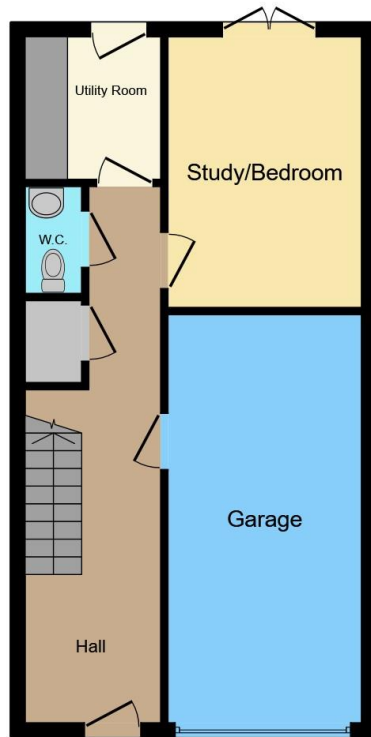
UPVC double glazed window to rear, radiator and built in wardrobe.

En-Suite

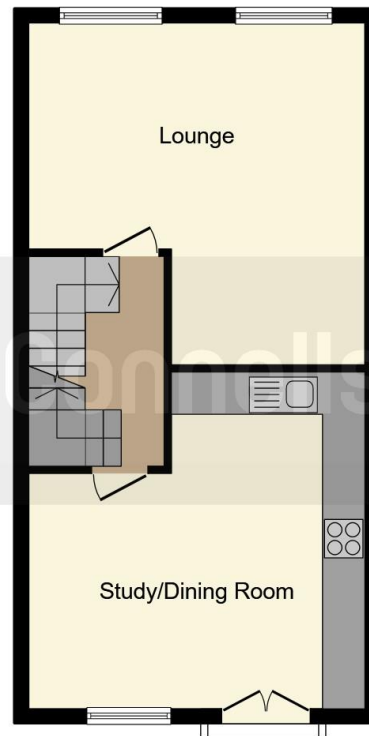
UPVC double glazed window to the side with frosted glass, radiator, low level WC, pedestal



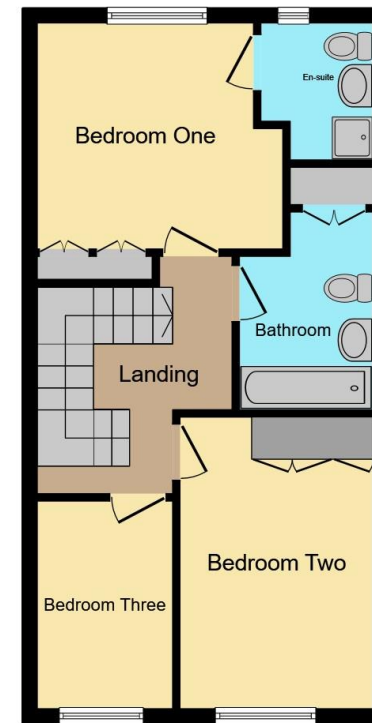




Ground Floor



First Floor



Second Floor

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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view this property online connells.co.uk/Property/STD107496

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

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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