



Lichfield Road, Sheffield



3



1



2

GUIDE PRICE £115000



Key Features

- Popular location
- End of terrace
- Three bedrooms
- Two reception rooms
- Downstairs w.c.
- Private enclosed garden
- EPC rating D
- Freehold





Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000

*****TRADITIONAL THREE BED SEMI DETACHED*****

Great size period property located in Shelfield, between Aldridge and Pelsall popular for their village centres, eateries, shops, good schools and transport links Cannock, Lichfield & Walsall, M5, M6 & tollway.

This property briefly comprises; hallway, two reception rooms, fitted kitchen, downstairs w.c., and enclosed rear garden. Upstairs has three bedrooms and a family bathroom.

Council tax: B

EPC: D

Early viewing highly recommended.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit





will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Frontage

Traditional semi detached property with steps up to the access door.

Lounge 3.96m x 4.03m (13'0" x 13'2")

Positioned at the front of the property with bow window allowing in plenty of light.

Dining room 3.89m x 4.01m (12'10" x 13'2")

Good sized reception room with the window offering views of the rear garden.

Kitchen 4.70m x 2.81m (15'5" x 9'2")

Large kitchen having fitted wall and base units and access to the rear garden.

Bedroom one 3.92m x 3.06m (12'11" x 10'0")

Double bedroom at the rear of the property having built in wardrobe space.

Bedroom two 3.91m x 2.27m (12'10" x 7'5")

Positioned at the front of the property having two windows allowing in plenty of natural light.

Bedroom three 2.90m x 3.41m (9'6" x 11'2")

Also positioned on the front of the property is a small double bedroom.

Family bathroom 2.32m x 2.13m (7'7" x 7'0")

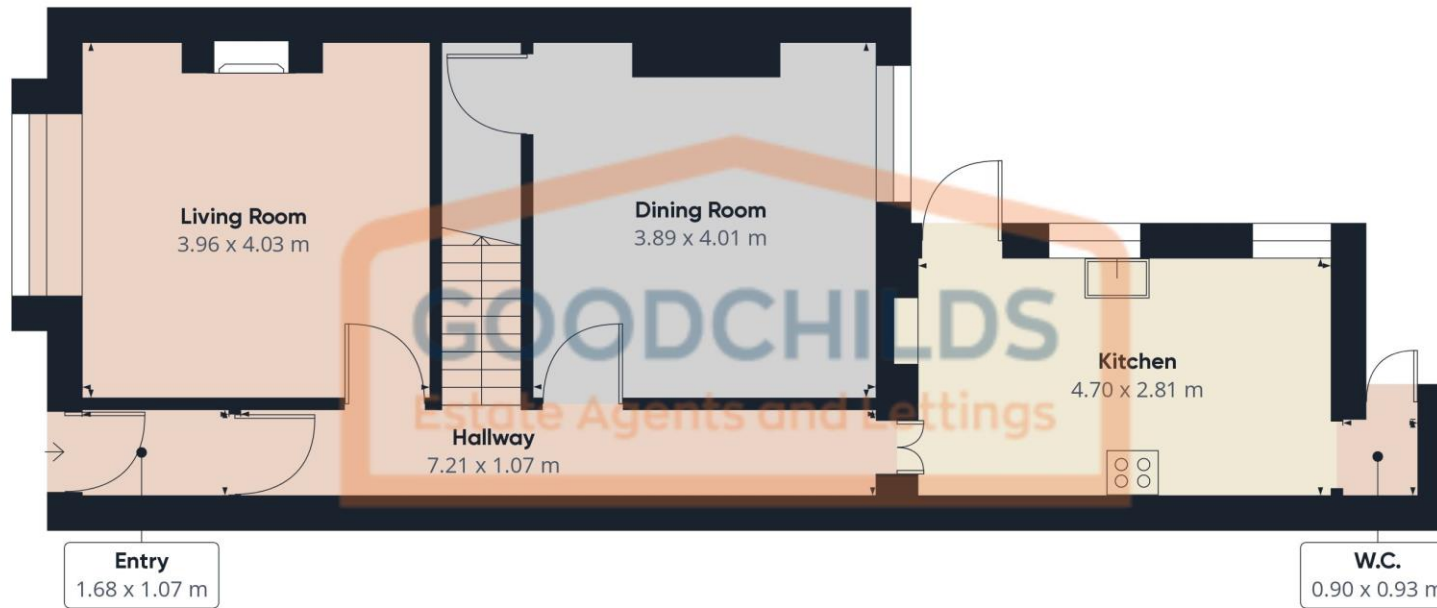
Having bath and separate shower cubicle with electric shower, basin and w.c.

Rear garden

Private enclosed rear garden with block paved patio area, good size grass area to the rear and side gate access to the front.







Ground floor

Approximate total area⁽¹⁾
105.4 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

