



Firbank Way, Pelsall



3



1



2

Guide price of £170,000



Key Features

- Popular location
- Semi detached property
- Three bedrooms
- Two reception room
- Garage
- Off road parking
- EPC rating D
- Freehold





****THREE BED SEMI DETACHED FAMILY HOME****
Located in the popular Pelsall area - sought after for its lovely village centre, eateries, shops, the picturesque commons, good schools and great transport links to the towns of Cannock, Lichfield and Walsall, M6, M5 and M6 tollway. Pelsall is popular with both commuters and families alike.

The property briefly consists of: Driveway, porch entrance, hallway, lounge, dining room, kitchen, bathroom, garage and rear garden. On the first floor is three bedrooms and a family bathroom.

The property does require modernisation allowing the new owner to customise to their requirements.

Tenure: Freehold

EPC: D

Council tax band: C

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

Located in a quiet cul-de-sac location having a small low maintenance lawn area and driveway and path giving access to the porch entrance and driveway.

Lounge 4.27m x 3.29m (14'0" x 10'10")

Located at the front of the property with large bay window allowing in plenty of light.

Dining Room 3.15m x 2.96m (10'4" x 9'8")

Located at the rear of the property with patio door out into the rear garden allowing in plenty of light.

Kitchen 3.15m x 2.14m (10'4" x 7'0")

Positioned at the rear of the property with fitted wall and base units and integrated oven, hob and extractor.

Bedroom One 3.58m x 3.08m (11'8" x 10'1")

Double bedroom at the front of the property with fitted wardrobe units.

Bedroom Two 3.15m x 3.37m (10'4" x 11'1")

Double bedroom at the rear of the property.

Bedroom Three 2.75m x 2.12m (9'0" x 7'0")

Single bedroom at the front of the property with hatch offering access to the loft space.

Bathroom 2.21m x 1.77m (7'4" x 5'10")

Fully tiled room with fitted bath, basin and w.c.

Rear Garden

Low maintenance rear garden with large patio area.





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.



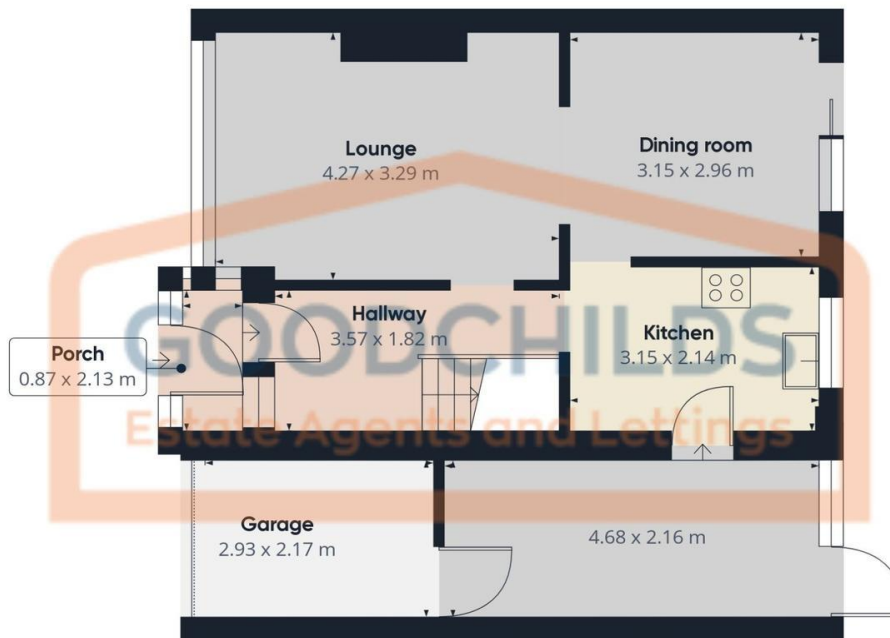
A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **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

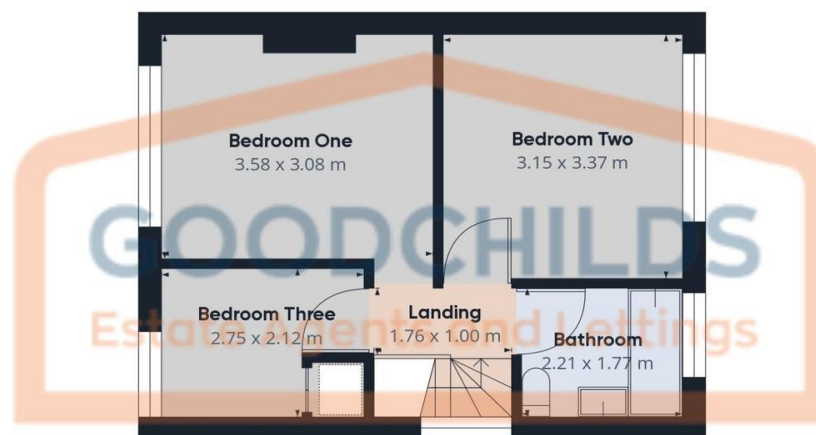
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation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





Ground floor



Floor 1

Approximate total area^m
89.19 m²

(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

