



Bridge Street, Clayhanger



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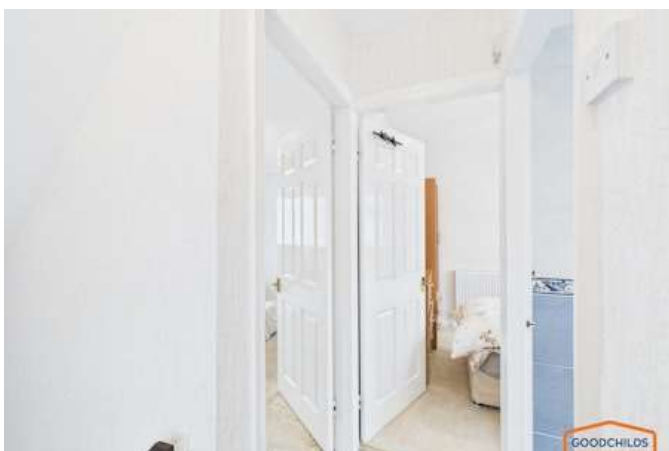
Guide price £160,000



Key Features

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- Two bedrooms
- Driveway and garage
- EPC rating D
- Freehold





Being Sold via Modern Method of Auction. Terms & Conditions apply.

*****LOVELY TWO BEDROOM HOME******* The property is located in the popular area of Clayhanger. The village has shops, a school and transport links to the towns of Walsall, Cannock & Lichfield, the M6 motorway and toll.

The property has a garage and driveway to the front, entrance hallway, lounge, kitchen and downstairs shower room. Upstairs there are two bedrooms, one to the front and one to the rear and a family bathroom.

Tenure: Freehold

Council tax: B

EPC: D

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



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.

Successful buyers will be required to complete anti-money laundering checks. Thirdfort will carry out the initial checks on our behalf. The non-refundable cost is £39 inc. VAT per buyer. You'll need to pay this and complete all checks before we can issue a memorandum of sale.



Frontage

Having block paved driveway offering parking for several vehicles.

Lounge

Large lounge with window to both the front and rear of the property allowing in plenty of natural light.

Kitchen

Having matching wall and base units and integrated oven, hob and extractor.

Shower room

Fully tiled shower room having cubicle with mains shower, basin and w.c.

Bedroom one

Double bedroom to the front of the property having bay window and built in storage.

Bedroom two

Double bedroom to the rear of the property.

Bathroom

Fully tiled bathroom having bath, basin and w.c.

Rear garden

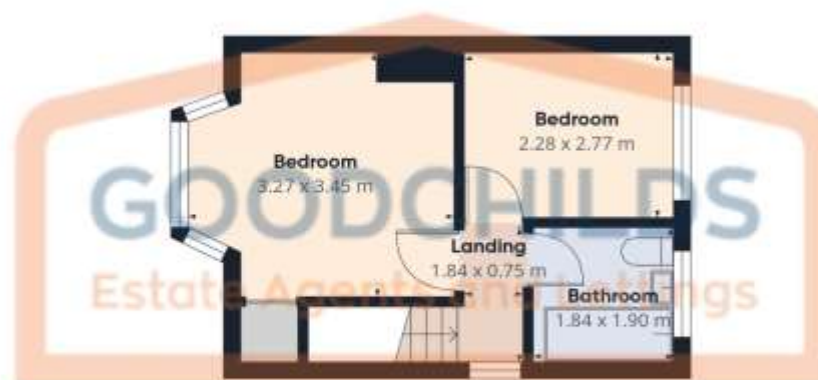
Enclosed rear garden having block paved patio area, raised gravel beds and lawn area. There is a gate leading round to the car port at the side of the property.





Ground floor

Approximate total area^m
76 m²

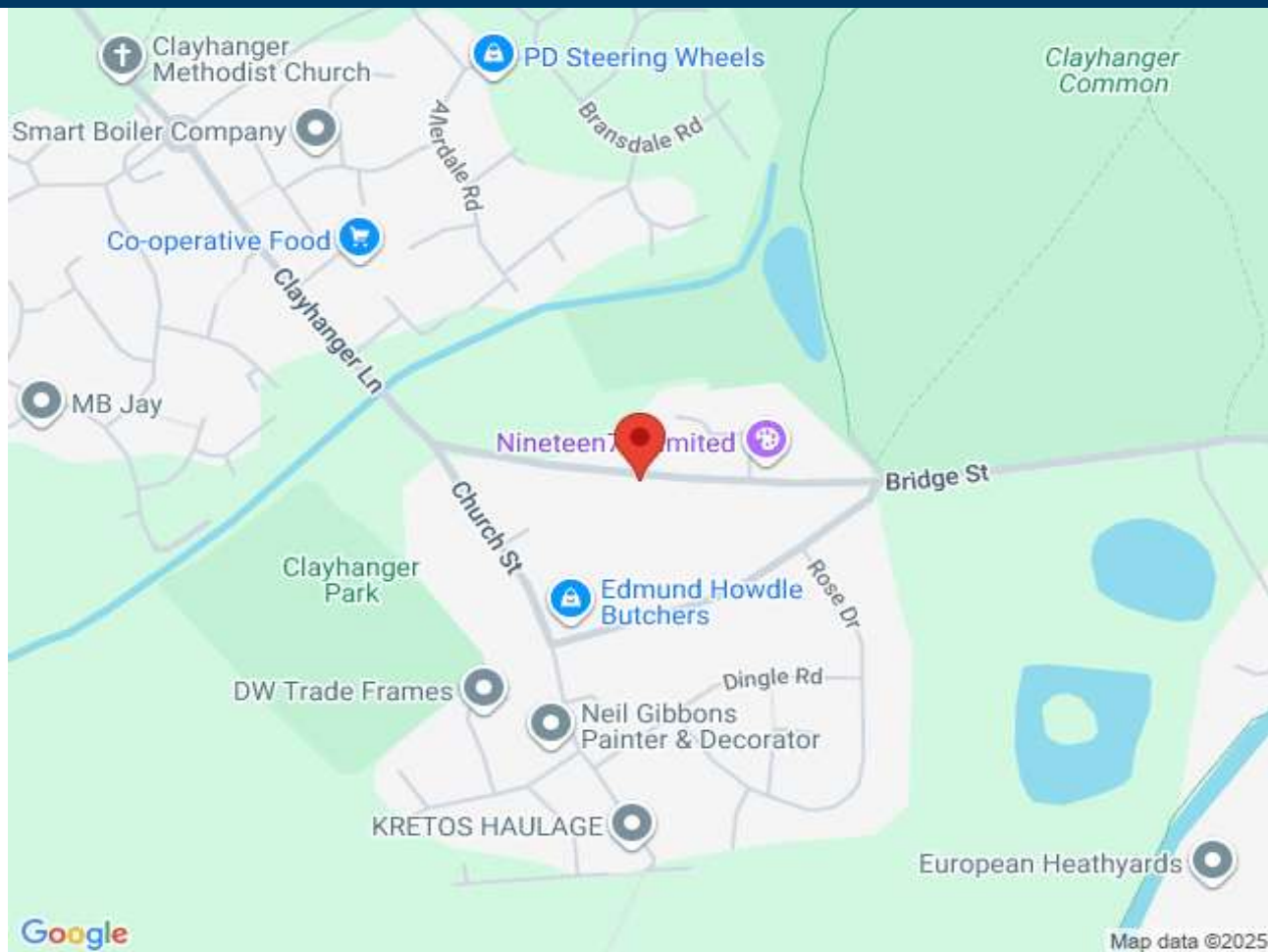


Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

