



Connells

Blakedon Road
Wednesbury



Property Description

Here at Connells Wednesbury we offer free advice on the house buying, selling and letting process.

A LARGER THAN AVERAGE THREE BEDROOM HOUSE IN CULDESAC WITH NO CHAIN - Being an ideal family home is this well proportioned three bedroom semi detached property. Property has lounge, extended kitchen diner, three bedrooms, bathroom, front and rear gardens, garage & driveway.

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 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 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 £300 inc VAT towards the preparation cost of the pack.

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.

Agents Notes

Properties in good condition get around £230,000 - £250,000 in this particular location. A rental price of £1000 - £1100 pcm can be achieved in good condition.

Ground Floor

Entrance Porch

Glazed front access door and further glazed door into:-

Entrance Hallway

Under stairs storage cupboard, stairs to first floor landing, central heating radiator and doors to:-

Lounge

15' 6" x 18' 7" (4.72m x 5.66m)
Double glazed window to rear, feature fireplace housing gas fire and radiator.

Kitchen Diner

8' 1" x 7' 7" (2.46m x 2.31m)
Glazed window, fitted with a range of wall and base units with work surfaces over, sink and drainer, complimentary tiling, gas and electric cooker point and plumbing for appliances.

First Floor

First Floor Landing

Loft access point and doors to:-

Bedroom One

10' 3" x 11' 3" (3.12m x 3.43m)

Double glazed window, fitted wardrobe and radiator. Built in cupboard.

Bedroom Two

11' 10" x 7' 7" (3.61m x 2.31m)

Double glazed window to front and radiator. Built in cupboard.

Bedroom Three

8' x 8' 5" (2.44m x 2.57m)

Double glazed window to front and radiator.

Bathroom

Double glazed window to rear, bath with shower over, wash hand basin, WC and complimentary tiling.

External

Outside

Front:

Driveway leading to property, garage, and gated side access plus lawn area.

Rear:

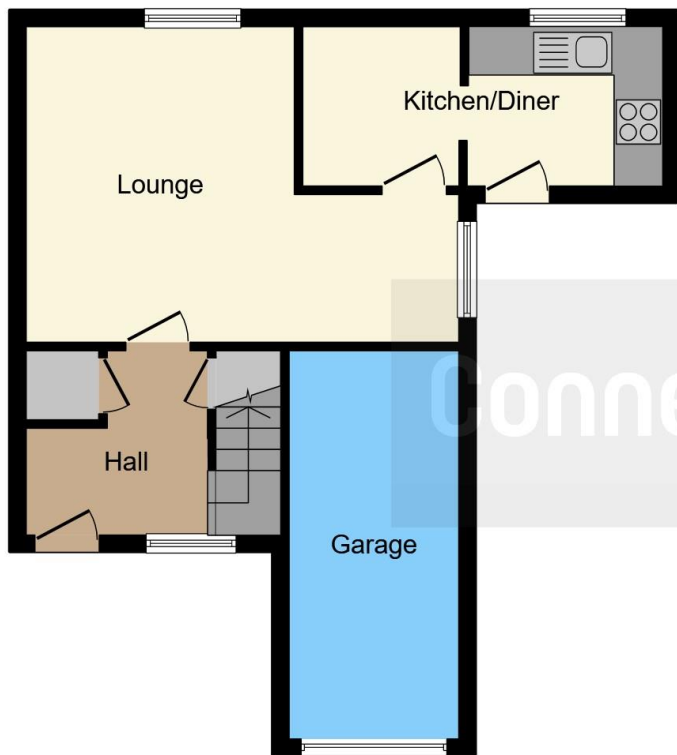
Lawn area, borders, shrubs, patio, gated side access, plastic shed, greenhouse, outdoor tap and lighting.

Garage

16' 5" x 8' 3" (5.00m x 2.51m)

Power, lighting and up and over door.





Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 0121 556 2338
E wednesbury@connells.co.uk

22 Springhead
 WEDNESBURY WS10 9AD

EPC Rating: D

view this property online connells.co.uk/Property/WED310054

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.

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WED310054 - 0003