



Connells

Stafford Road  
Wednesbury



### Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this two bedroom, previously three bedroom, end terrace property in Darlaston offering plenty of potential to modernise & extend (STPP).

To the ground floor the property briefly comprises of an entrance hallway which is open plan to the kitchen area, dining room to the front complete with internal doors giving access to the lounge which can also be accessed from the hallway.

The the first floor having two large bedrooms, the master previously being two rooms, and a shower room.

Externally to the front benefiting from having a driveway providing off road parking, laid to lawn and access to the garage. To the rear having a paved patio area, extensive laid to lawn, a variety of matures shrubs and bushes, access to the garage and side access to the front of the property.

### 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 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.

### Porch

Situated to the rear, double glazed window and door to rear garden.

### Entrance Hallway

Double glazed access door to front, single glazed window to side, radiator, gas and electric meters, stairs to first floor landing, doors to lounge and reception room and archway to kitchen.

### Reception Room

13' 1" x 11' 1" (3.99m x 3.38m)  
Double glazed window to front, radiator and access to lounge.

### Lounge

13' 1" x 11' 1" (3.99m x 3.38m)  
Double glazed window to rear and radiator.

## Kitchen

5' 5" x 14' 4" ( 1.65m x 4.37m )

Single glazed window to side and rear, range of base units with work surfaces over, sink and drainer, single glazed door to rear porch.

## First Floor Landing

Double glazed window to side, storage cupboard housing gas boiler, loft access, doors to bedrooms and bathroom.

## Bedroom One

19' 6" x 9' 5" ( 5.94m x 2.87m )

Two double glazed windows to front, two radiators, built in wardrobes.

Previously two bedrooms converted into one.

## Bedroom Two

13' 1" x 10' 1" ( 3.99m x 3.07m )

Double glazed window to rear overlooking garden and radiator.

## Shower Room

Double glazed window to rear, WC, vanity wash hand basin, shower cubicle and wall tiling.

## Garage

Up and over door, power, lighting, power, plumbing for washing machine, door to rear garden and windows to side and rear.

## Outside

Front:  
Driveway, lawn, pathway to front door.

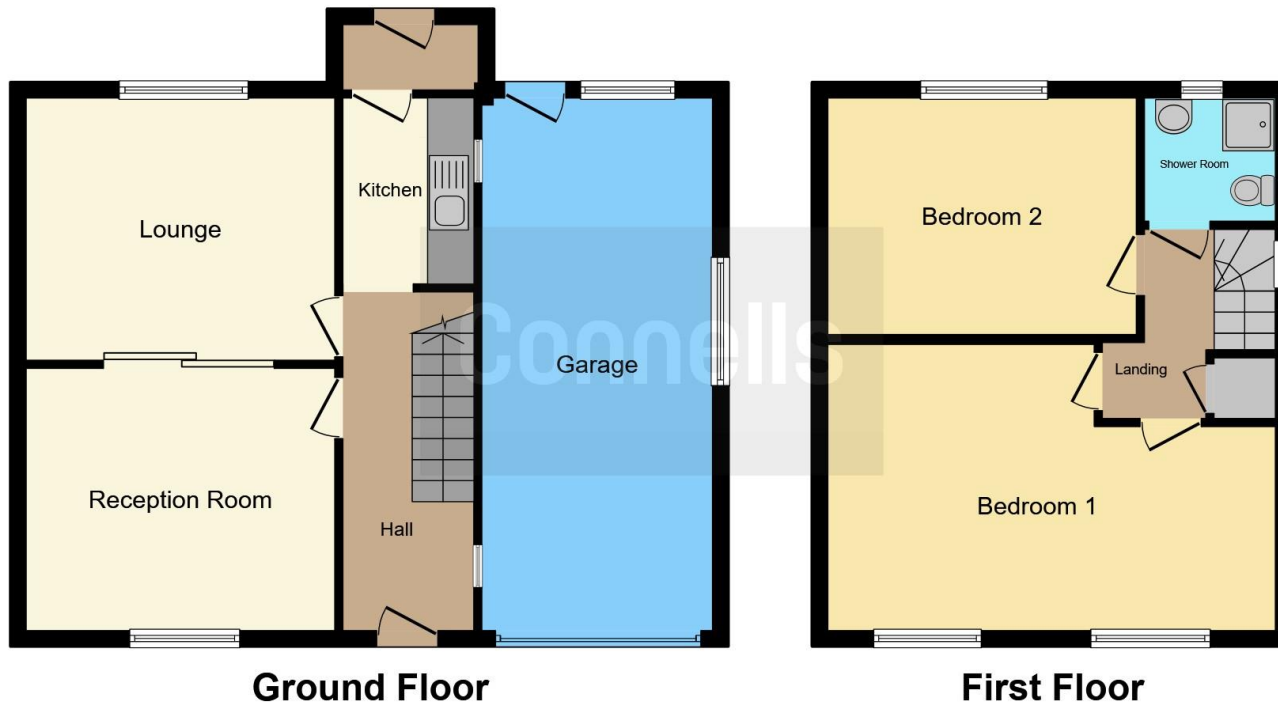
Rear:  
Tiered garden, patio, lawn, side access door to garage.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/WED310662](http://connells.co.uk/Property/WED310662)**

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.

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