



Connells

Rooth Street
Wednesbury

Rooth Street Wednesbury WS10 9QP

for sale guide price
£220,000



Property Description

Connells Estate Agents in Wednesbury are pleased market for sale this four bedroom property on a desirable road in Wednesbury. Offering spacious rooms, gorgeous original features and a private rear garden.

To the ground floor the property briefly comprises of an entrance lobby, two reception rooms, a cellar, a good sized kitchen with space for dining and a shower room. To the first floor are two of the bedrooms and a separate WC, there are two further good sized bedrooms on the second floor.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Entrance Hallway

Entrance door to side, double glazed window to side, radiator, double glazed door to side leading to rear garden and inner doors to lounge and kitchen.

Lounge

12' 1" x 14' 4" (3.68m x 4.37m)
Double glazed French doors to rear garden and door to hallway.

Hallway

Radiator, stairs to first floor landing, entry door to side and inner door to second reception room.

Reception Room

12' 1" excluding bay x 12' 1" (3.68m excluding bay x 3.68m)
Double glazed bay window to front, and radiator.

Kitchen

8' 2" x 12' 6" (2.49m x 3.81m)
Double glazed window to side, fitted with a range of wall and base units with work surfaces over, one and a half bowl sink drainer, splash back tiling, cooker hood, space for appliances, room for dining, tiled flooring, radiator and door to rear hallway.

Rear Hallway

Door to side leading to rear garden and inner door to the shower room.

Shower Room

Double glazed window to side, shower cubicle, wash hand basin, WC, extractor fan, radiator, plumbing for washing machine and tumble dryer and part tiled walls.

Cellar

Accessed from the hallway, providing storage.

First Floor Landing

Stairs to second floor landing, radiator, doors to bedrooms one, two and WC.

Bedroom One

15' 7" x 14' 1" (4.75m x 4.29m)

Two double glazed windows to rear and radiator.

Bedroom Two

12' 1" x 12' 1" (3.68m x 3.68m)

Double glazed window to front and radiator.

W.C

WC and tiled floor.

Second Floor Landing

Storage cupboard, radiator and doors to bedrooms three and four.

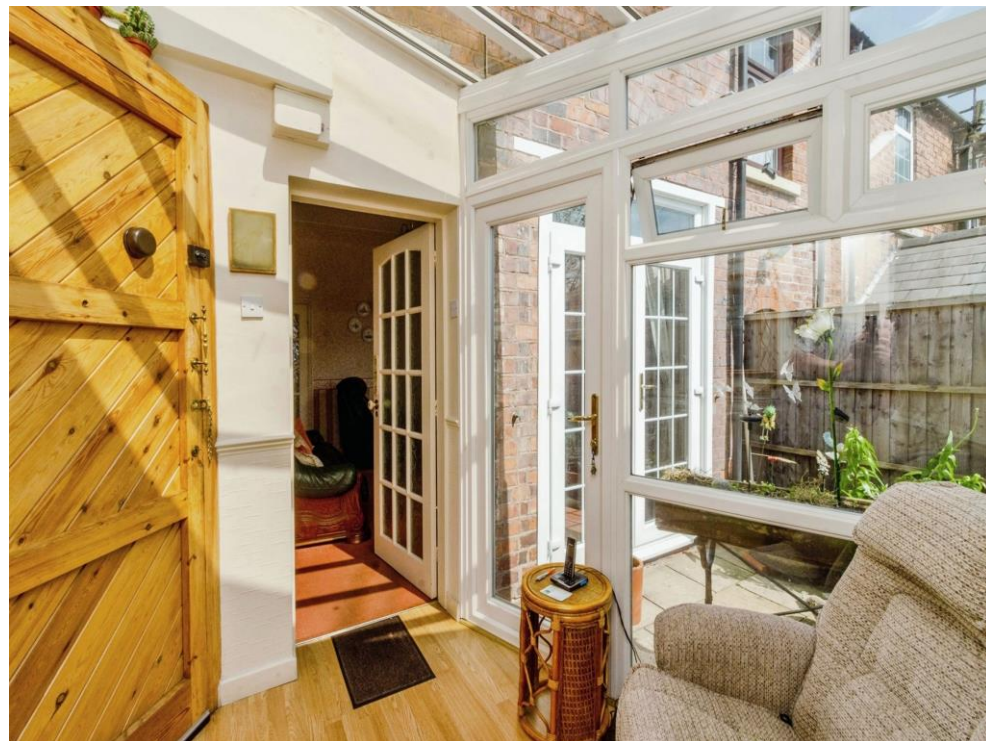
Bedroom Three

14' 4" x 9' 1" (4.37m x 2.77m)

Double glazed window to side and radiator.

Bedroom Four

Double glazed window to side and radiator.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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

22 Springhead
 WEDNESBURY WS10 9AD

EPC Rating: E

view this property online connells.co.uk/Property/WED311105

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.

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