



Connells

Johnson Road
Wednesbury



Property Description

Connells Estate Agents are pleased to market for sale this larger than average, three bedroom semi detached property in Wednesbury, sitting on a popular road and offered with no upward chain.

This property needs to be viewed to appreciate it's size!

To the ground floor, the property briefly comprises of an entrance porch giving access to the spacious entrance hallway. From here is access to the much desired downstairs WC and a large, sleek and modern kitchen diner. Off the kitchen diner comes the much desired utility room, with plumbing for appliances. The large lounge makes for a stunning family space. Being open plan with the dining room, windows to the front and patio doors to the rear, light really flows through the room beautifully.

To the first floor the property benefits from having a family bathroom, three bedrooms, with two having fitted wardrobes.

Externally the property benefits from having a low maintenance frontage, and a block paved rear garden.

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 Porch

Double glazed door to front, double glazed window and door into:-

Entrance Hallway

Stairs to first floor landing, radiator, doors to W.C and the kitchen diner.

W.C

Double glazed window to front and WC.

Kitchen Diner

23' 5" max x 8' 2" max (7.14m max x 2.49m max)

Double glazed window to side, radiator, fitted with a range of wall and base units with work surfaces over, sink and drainer, space for oven, extractor fan, utility with double glazed window to rear, double glazed door to side leading to rear garden, and double doors leading to the dining room.

Utility

9' 5" x 3' 6" (2.87m x 1.07m)

Double glazed window to the rear and plumbing for appliances.

Dining Room

11' 8" x 8' 6" (3.56m x 2.59m)

Double glazed French doors and windows to rear, radiator and open access to the lounge.

Lounge

11' 8" x 12' 6" (3.56m x 3.81m)

Double glazed window to front and radiator.

First Floor Landing

Airing cupboard, doors to bedrooms and bathroom.

Bedroom One

11' 8" max x 13' 1" max (3.56m max x 3.99m max)

Double glazed window to front, fitted wardrobes and radiator.

Bedroom Two

12' max x 8' 2" max (3.66m max x 2.49m max)

Double glazed window to rear and radiator.

Bedroom Three

7' 2" max x 10' 7" max (2.18m max x 3.23m max)

Double glazed window to front, radiator and fitted wardrobes.

Shower Room

Double glazed window to rear, vanity wash hand basin, WC, shower cubicle, radiator, fully tiled walls and floor

Outside

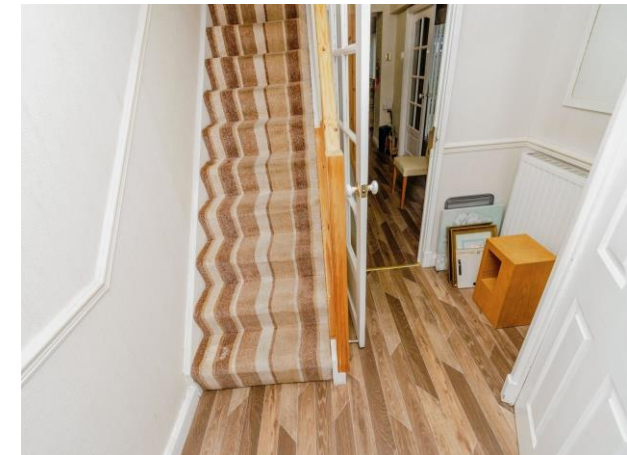
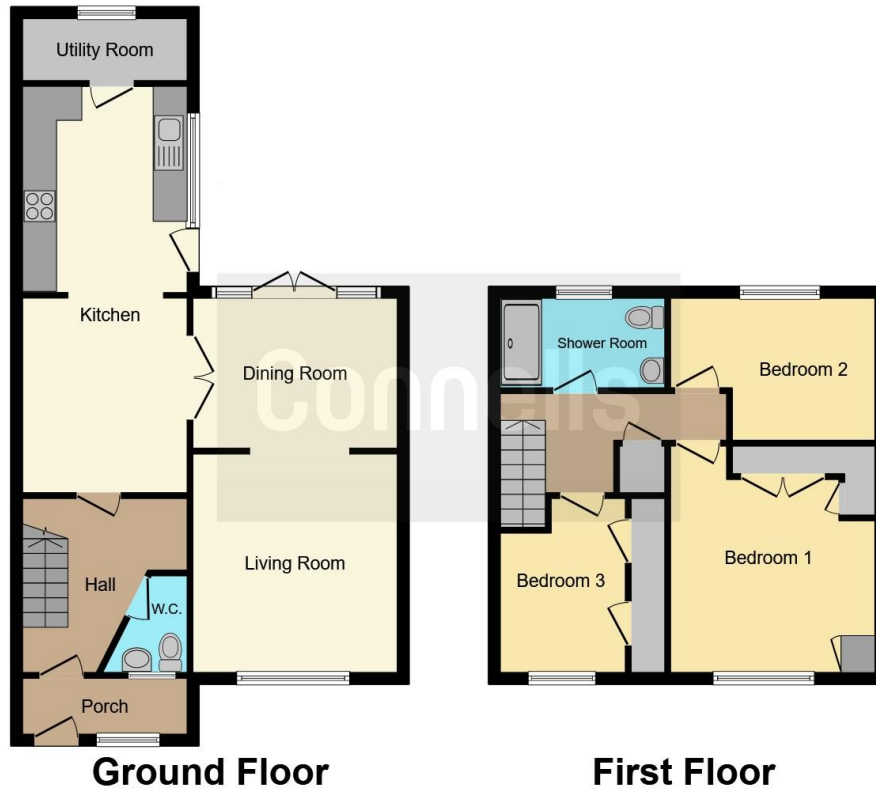
Front:

Artificial lawn and pathway to front door.

Rear:

Block paved garden, borders containing shrubs and bushes.





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

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EPC Rating: D Council Tax
 Band: A

view this property online connells.co.uk/Property/WED310981

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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