



**Connells**

Richards Street  
Wednesbury





### Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this three bedroom semi detached property in Darlaston, offered with no upward chain.

To the ground floor the property briefly comprises of an entrance hallway, tiled bathroom, 'through' lounge diner, fitted kitchen and a much desired utility room.

To the first floor are three good sized bedrooms.

Externally the property benefits from having ample off road parking to the front, and a large block paved rear garden to the rear. To the rear is also a secure concrete garage.

### 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

Door to front and windows to the side. Doors leading to downstairs bathroom, lounge and kitchen. Under stairs storage and stairs leading to first floor landing.

### Lounge

16' 3" x 9' 8" ( 4.95m x 2.95m )

Double glazed window to the front. Laminate flooring, radiator and sliding doors leading to rear garden.

### Kitchen

11' 4" x 9' 8" ( 3.45m x 2.95m )

Double glazed window to the side and door leading to rear garden and utility. Wall and base units with laminate work tops. Cooker hood, 1 and a half bowl sink with drainer, radiator and space for appliances.



### Utility Room

8' 2" x 6' 2" ( 2.49m x 1.88m )

Double glazed window to the rear. Wall and base units with laminate work tops. Radiator and plumbing for utilities.

### Downstairs Bathroom

Double glazed window to front. Fully tiled with bath, wash hand basin, toilet and radiator.

### Bedroom 1

16' 1" x 9' 1" ( 4.90m x 2.77m )

Double glazed window to front and rear. Vinyl flooring and radiator.

### Bedroom 2

10' 1" MAX x 8' 8" MAX ( 3.07m MAX x 2.64m MAX )

Double glazed window to rear. Vinyl flooring and radiator.

### Bedroom 3

10' 2" x 8' 10" ( 3.10m x 2.69m )

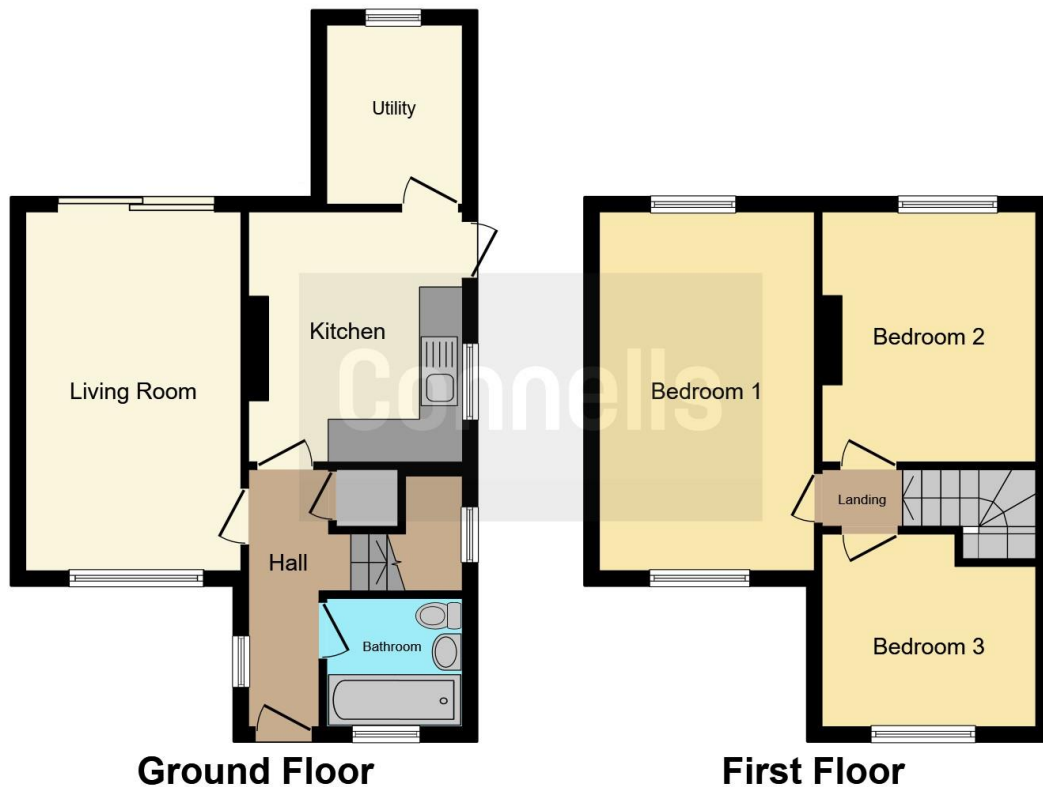
Double glazed window to front. Carpeted and radiator.

### Outside

Front Garden:  
Tarmac driveway.

Rear Garden:  
Block paved rear garden with side access.





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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/WED311421](http://connells.co.uk/Property/WED311421)**



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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