



Connells

Willingsworth Road
Wednesbury



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this TRADITIONAL SEMI-DETACHED property located in Wednesbury.

To the Ground Floor the property briefly comprises of a an entrance hallway, a spacious lounge and open plan kitchen diner to the rear. To the First Floor having THREE BEDROOMS and a family bathroom

Externally benefiting from having low maintenance front & rears with a fully paved frontage.

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

Double glazed access door to front, stairs to the first floor landing, radiator, under stairs storage cupboard and doors to lounge and kitchen diner.

Lounge

11' 1" x 14' 3" (3.38m x 4.34m)
Double glazed bay window to front, radiator and gas fire.

Kitchen Diner

Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, sink drainer, splash back tiling, electric oven, gas hob, radiator and single glazed door to rear garden.

First Floor Landing

Double glazed window to side, loft access point, radiator and doors to:-

Bedroom One

11' 1" x 10' 8" (3.38m x 3.25m)
Double glazed bay window to front, radiator and fitted wardrobes.

Bedroom Two

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

Bedroom Three

8' 2" x 7' 2" (2.49m x 2.18m)

Double glazed window to front and radiator.

Shower Room

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

Outside

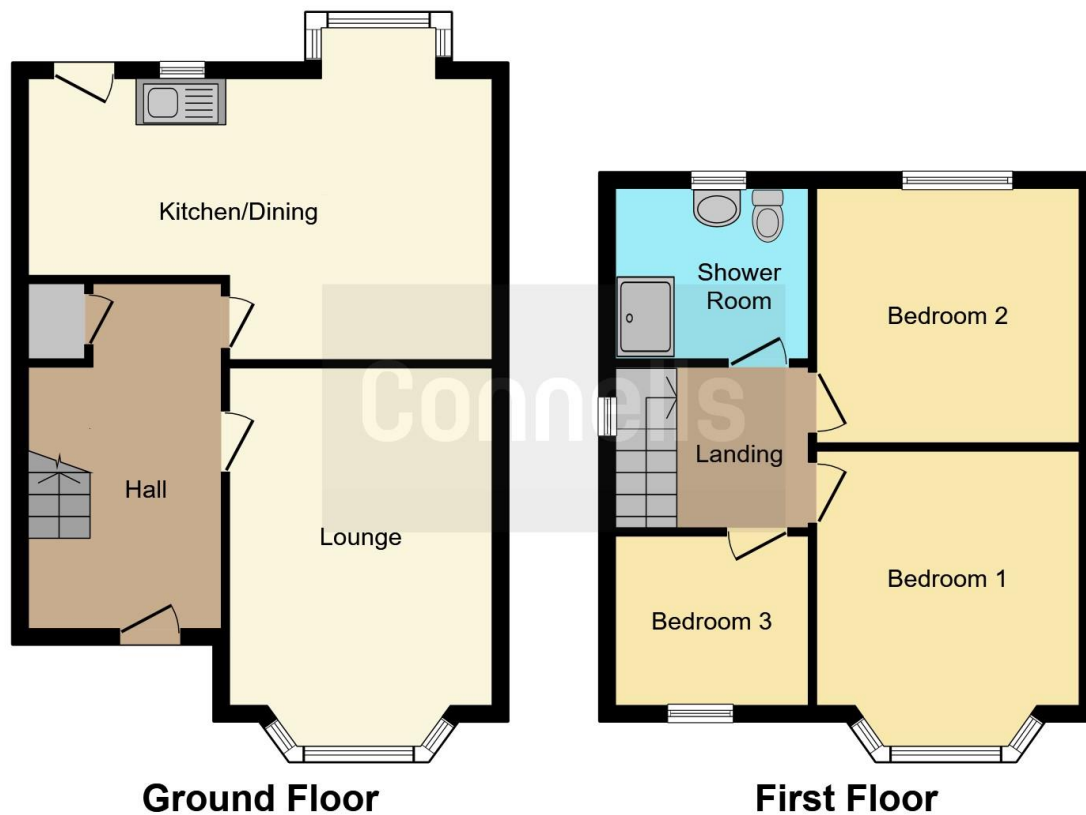
Front: Having a blocked paved front.

Rear: Having a patio, lawn and side access to the front.

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.





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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22 Springhead
 WEDNESBURY WS10 9AD

EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/WED311893

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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