





Property Description

This extended semi-detached home offers a fantastic opportunity for buyers, with a recently refitted kitchen and bathroom, modern central heating, and double glazing throughout. The property comprises an entrance hallway, three reception rooms providing ample living space, and a side utility area. There are two generously sized double bedrooms, ideal for family living. Outside, the large rear garden provides plenty of room for outdoor activities and relaxation. The property is offered with no onward chain, ensuring a smooth and efficient purchase.

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.

Approach

Set back on a service road having a front garden, partially lawned with footpath leading to main accommodation.

Door to side utility.

Porch

Enclosed porch with further door on to entrance hallway.

Entrance Hallway

Ceiling light point, staircase rising off, useful understairs storage cupboard, panelled radiator,

Reception One

12' 3" x 10' 2" (3.73m x 3.10m)

Reception Two

9' x 8' 10" (2.74m x 2.69m)

Ceiling light point panelled radiator, door to kitchen.

Reception Three

9' 1" x 11' 7" (2.77m x 3.53m)

Panelled radiator, ceiling light point, double glazed window to side, patio doors onto garden.

Fitted Kitchen

9' 2" x 9' 2" (2.79m x 2.79m)

Recently fitted, this stylish kitchen comprises of matching wall and base units, under unit lighting, sink with mixer tap, spotlights to the ceiling, tiled splashbacks, wall mounted boiler, double glazed window to the rear, tiled flooring, storage cupboard, door leading to side utility.

Utility

Doors to both front and rear elevation.

Landing

Double glazed window to the side, loft access, ceiling light point.

Bedroom One

9' 6" x 16' 7" (2.90m x 5.05m)

Two double glazed windows facing the front, panelled radiator, ceiling light point, storage cupboard with louvered doors.

Bedroom Two

8' 5" x 11' (2.57m x 3.35m)

double glazed window facing the rear, panelled radiator, ceiling light point, two storage cupboards.

Bathroom

Recently fitted, comprising of panelled bath with waterfall shower and screen, hand wash basin with mixer tap, low flush w.c, windows to side and rear elevation, panelled radiator, part tiling.

Garden

Large garden with mature trees and shrubbery.

Agents Note

Currently the vendors details do not match the registered title at Land registry. Please ask the branch for more details.

Please note this is a non-standard construction, for further information please contact the branch 0121 426 2800.









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

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EPC Rating: D

Tenure: Freehold

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