



Connells

Yew Tree Road
Walsall



Property Description

Connells are pleased to present this three bedroom semi detached property situated close to local amenities and transport links. in brief the property comprises of, entrance porch, lounge, kitchen diner, utility, downstairs wc, family bathroom and 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 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 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 £300 inc VAT towards the preparation cost of the pack.

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

Having windows to front and sides and door to:

Lounge

17' 7" x 17' 2" max (5.36m x 5.23m max)
Having double glazed bay window to the front, one radiator, fireplace feature, boiler, stairs rising to first floor.

Kitchen Diner

15' 9" max x 13' 5" max (4.80m max x 4.09m max)
Having double glazed windows to rear, fitted wall and base units, stainless steel sink drainer, gas cooker point, point for dishwasher, radiator, door to nullity.

Utility

11' 11" max narrowing to 10' 8" max x 13' 2" max (3.63m max narrowing to 3.25m max x 4.01m)

Having double glazed windows to the front, point for washing machine, stainless steel sink drainer, double glazed door to front, door to downstairs wc, door to garage and door to garden.

Downstairs Wc

Having double glazed window to the front, partially tiled and wc.

First Floor

Landing

Having double glazed window to side, loft access and doors to:

Bedroom One

11' x 10' 1" (3.35m x 3.07m)

Having double glazed window to the front and radiator

Bedroom Two

11' 4" x 8' 11" (3.45m x 2.72m)

Having double glazed window to rear and radiator

Bedroom Three

8' 4" x 8' (2.54m x 2.44m)

Having double glazed window to rear and radiator

Bathroom

Having double glazed window to front, bath, wash hand basin, wc, partially tiled and radiator

Outside

To the front of the property is a gravel area with access to garage.

To the rear of the property is a paved area, grass lawns and water feature

Garage

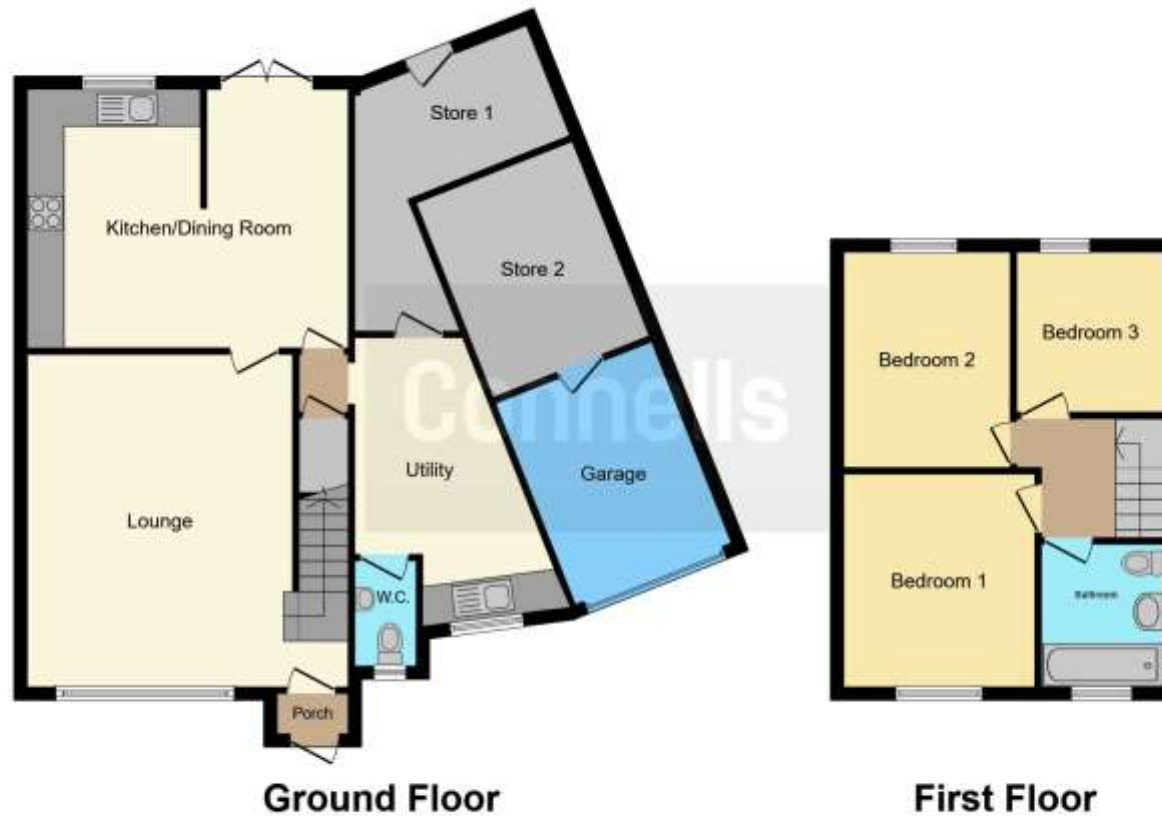
16' 11" max x 9' 5" (5.16m max x 2.87m)

Having up and over door with light points and door to utility.









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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57-59 Bridge Street
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EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/WSL316104



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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