



Connells

Coalpool Lane
WALSALL



Property Description

Benefiting from no upward chain and occupying a substantial corner plot, this three bedroom semi-detached property offers potential for modernisation and extension (STPP) and briefly comprises of entrance hall, two reception rooms, ground floor wc, fitted kitchen, first floor bathroom, enclosed rear garden, garage and off road parking.

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 £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.

Access Via

A double glazed door opening into:

Entrance Hall

Having stairs rising to first floor, metre cupboard and door to:

Lounge

13' 10" into recess x 14' 6" max (4.22m into recess x 4.42m max)

Having a double glazed window to front, wall light points, radiator and door to:

Rear Reception Room

14' 4" x 8' 4" (4.37m x 2.54m)

Having two double glazed windows to rear gch boiler, radiator and door to:

Rear Hall Way

Having storage cupboard, door to kitchen and door to:

Wc

Having a double glazed window to the rear and wc

Kitchen

13' 11" x 11' 5" (4.24m x 3.48m)

Having a double glazed window to side, wall and base units with work tops over, cooker point, stainless steel sink and drainer with mixer tap, double glazed door to front and door to garage

First Floor

Landing

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

Bedroom One

11' 3" x 11' 1" max (3.43m x 3.38m max)

Having a double glazed window to front and radiator

Bedroom Two

11' 8" x 8' 11" max (3.56m x 2.72m max)

Having a double glazed window to rear and radiator

Bedroom Three

8' 5" x 8' 1" (2.57m x 2.46m)

Having a double glazed window to rear

Bathroom

Having a double glazed window to front, bath with shower over, wash hand basin, low level wc, heated towel rail and complimentary tiling

Outside

To the rear of the property is an enclosed low maintenance slabbed garden

To the front of the property is an extensive lawned fore garden and driveway providing off road parking leading garage

Garage having up and over door, light and power points, plumbing for washing machine and double doors to rear









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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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WSL316499



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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