



Connells

Queen Mary Street
WALSALL



Property Description

Benefiting from No Upward Chain, this traditional style end terrace property offers scope for modernisation and is conveniently positioned close to local amenities and transport links. The property briefly comprises of two reception rooms, kitchen, ground floor bathroom, two double bedrooms 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 4.5% 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 uPVC double glazed door to:

Front Reception Room

12' 2" x 11' 6" into recess (3.71m x 3.51m into recess)

Having a double glazed window to the front, electric heater, meter cupboard and door to:

Rear Reception Room

15' 4" max x 11' 6" into recess (4.67m max x 3.51m into recess)

Having a double glazed window to the rear, fire surround with living flame gas fire, electric heater, door leading to stairs rising to first floor and door to:

Kitchen

13' 6" x 5' 10" (4.11m x 1.78m)

Having two double glazed windows to the side, fitted wall and base units with work-tops over, stainless steel sink and drainer, cooker point, plumbing for washing machine and door to:

Rear Lobby

Having a double glazed door to the side, cupboard housing water heater and door to:

Bathroom

Having a double glazed window to the side, bath, low level wc and wash-hand basin.

First Floor

Bedroom One

12' 1" x 10' to wardrobe (3.68m x 3.05m to wardrobe)

Having a double glazed window to the front, built-in wardrobe and electric heater.

Bedroom Two

12' 3" x 11' 5" into recess (3.73m x 3.48m into recess)

Having a double glazed window to the rear, electric heater and storage cupboard with loft access point.

Outside

To the rear of the property is a low maintenance slabbed patio area, timber shed, further lawned garden with mature planting, shed and gate providing access.

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 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

To view this property please contact Connells on

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EPC Rating: G

Tenure: Freehold

view this property online connells.co.uk/Property/WSL316435



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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