



Connells

Victoria Avenue  
Walsall



## Property Description

Connells are pleased to present this three bedroom semi detached property with scope for modernisation and ideal for a first time buyer or investor. In brief the property comprises of entrance hall, lounge, kitchen, bathroom, landing area, enclosed rear garden and driveway

## 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 front door leading into:

## Entrance Hall

Having stairs rising to first floor, meter cupboard and doors to:

## Lounge

13' 2" x 13' 7" max ( 4.01m x 4.14m max )

Having double glazed window to front, radiator and door to:

## Kitchen

12' x 7' 11" ( 3.66m x 2.41m )

Having double glazed window to rear, wall and base units with work surfaces over, stainless steel sink drainer, space for appliances, integrated cooker hood, tiling to splash backs, radiator, understairs storage and door to :

## Bathroom

Having double glazed window to side and rear, wc, wash hand basin, bath with shower over, heated towel radiator, tiles and spotlights

## First Floor

### Landing

Having loft access, radiator and door to:

### Bedroom One

17' 1" max x 9' 10" max ( 5.21m max x 3.00m max )

Having two double glazed windows to the front, radiator and fire place.

### Bedroom Two

8' 3" x 11' 2" ( 2.51m x 3.40m )

Having double glazed window to rear, radiator and cupboard housing boiler.

### Bedroom Three

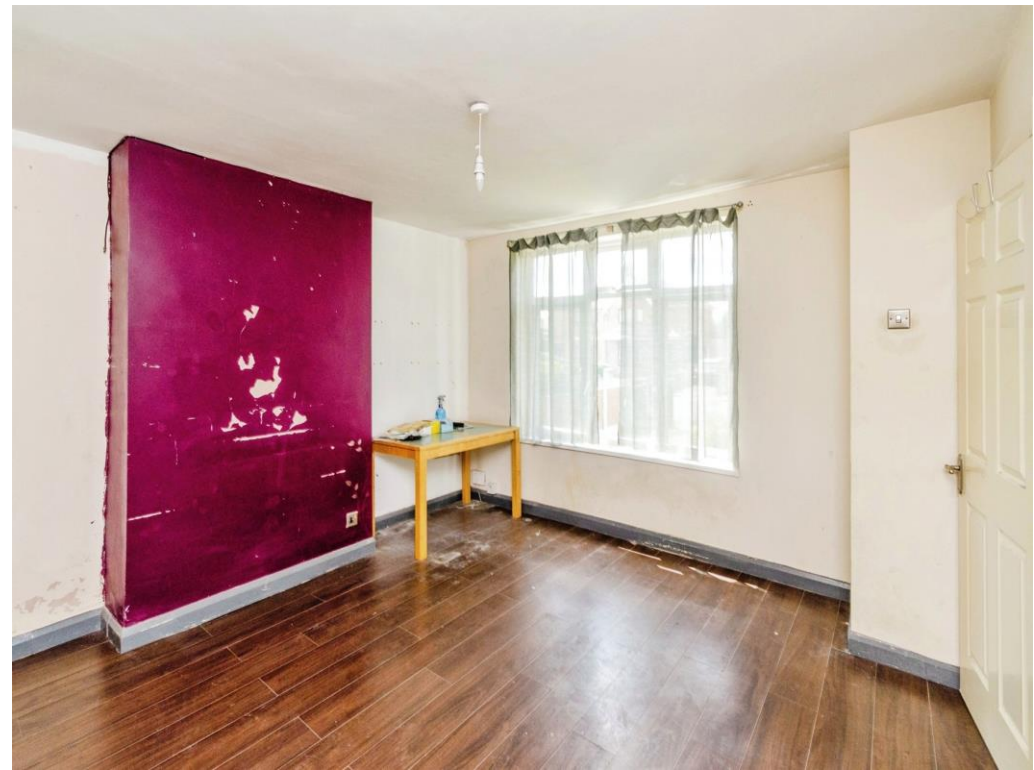
8' 5" x 7' 10" ( 2.57m x 2.39m )

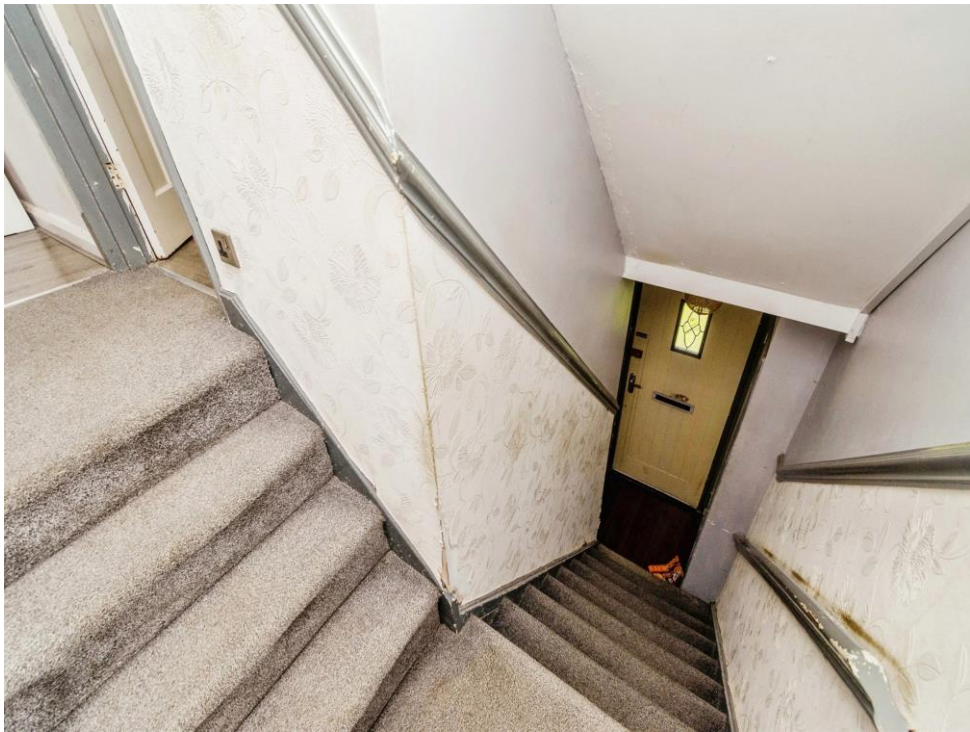
Having double glazed window to rear and radiator

## Outside

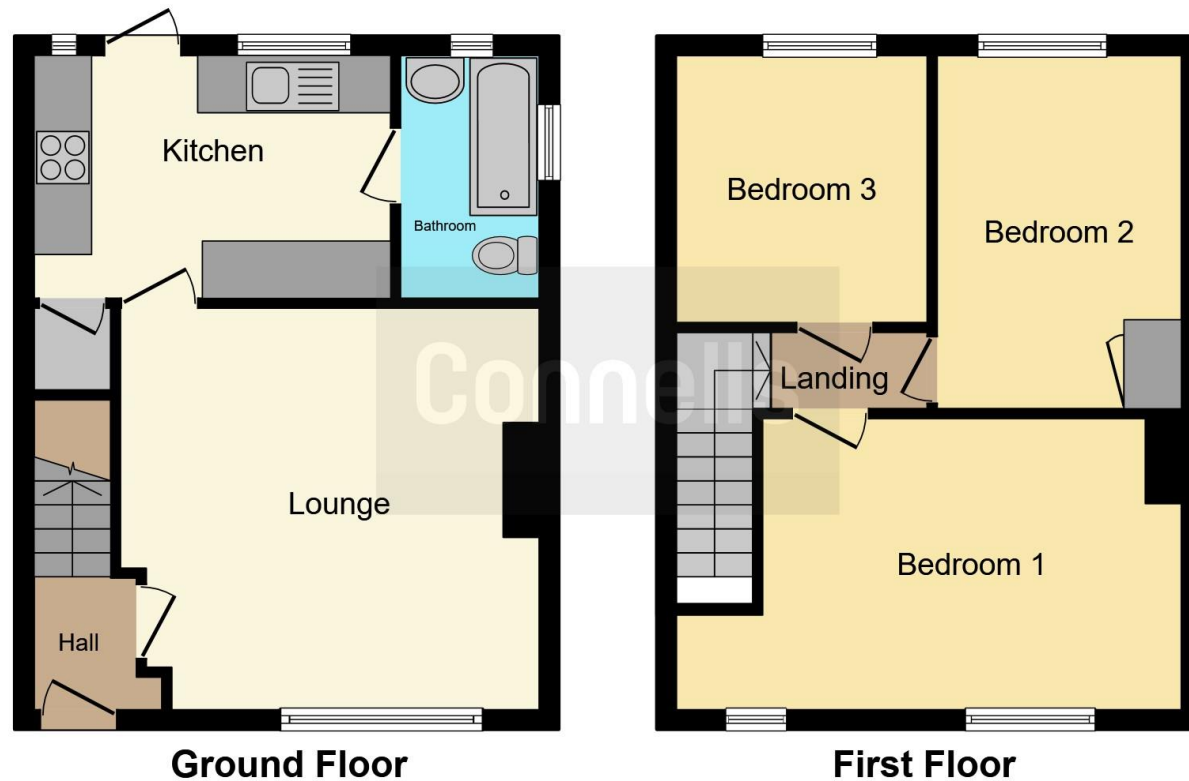
To the front of the property is a tarmacadam driveway and grass lawns.

To the rear of the property is a concrete area leading to grass lawns and gated side access.









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](http://www.focalagent.com)

To view this property please contact Connells on

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**E [walsall@connells.co.uk](mailto:walsall@connells.co.uk)**

57-59 Bridge Street  
 WALSALL WS1 1JQ

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL316943](http://connells.co.uk/Property/WSL316943)**



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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