



Connells

Hunter Crescent
Walsall



Property Description

This four bedroom semi detached property has no upward chain and is perfect for first time buyers or investors, The property briefly comprises of, entrance hall, lounge area, dining area, kitchen, downstairs bathroom, four bedrooms, driveway 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 front door leading into:

Entrance Hall

Having stairs rising to first floor and electric metre

Lounge Area

16' 7" x 12' 2" max (5.05m x 3.71m max)

Having double glazed window to front and understairs storage

Dining Area

16' 7" x 7' 10" (5.05m x 2.39m)

Having double glazed window to rear, door to bathroom and door to kitchen

Kitchen

15' 7" x 16' 5" (4.75m x 5.00m)

Having double glazed window to side, door to rear and side, base units with work surfaces

over and stainless steel sink drainer.

Bathroom

Having double glazed window to side, bath, wc, wash hand basin and tiling

First Floor

Landing

Having double glazed window to side and doors to:

Bedroom One

8' 2" x 9' 4" (2.49m x 2.84m)

Having double glazed window to rear

Bedroom Two

10' x 8' 1" (3.05m x 2.46m)

Having double glazed window to rear

Bedroom Three

9' 2" x 8' 10" (2.79m x 2.69m)

Having double glazed window to front

Bedroom Four

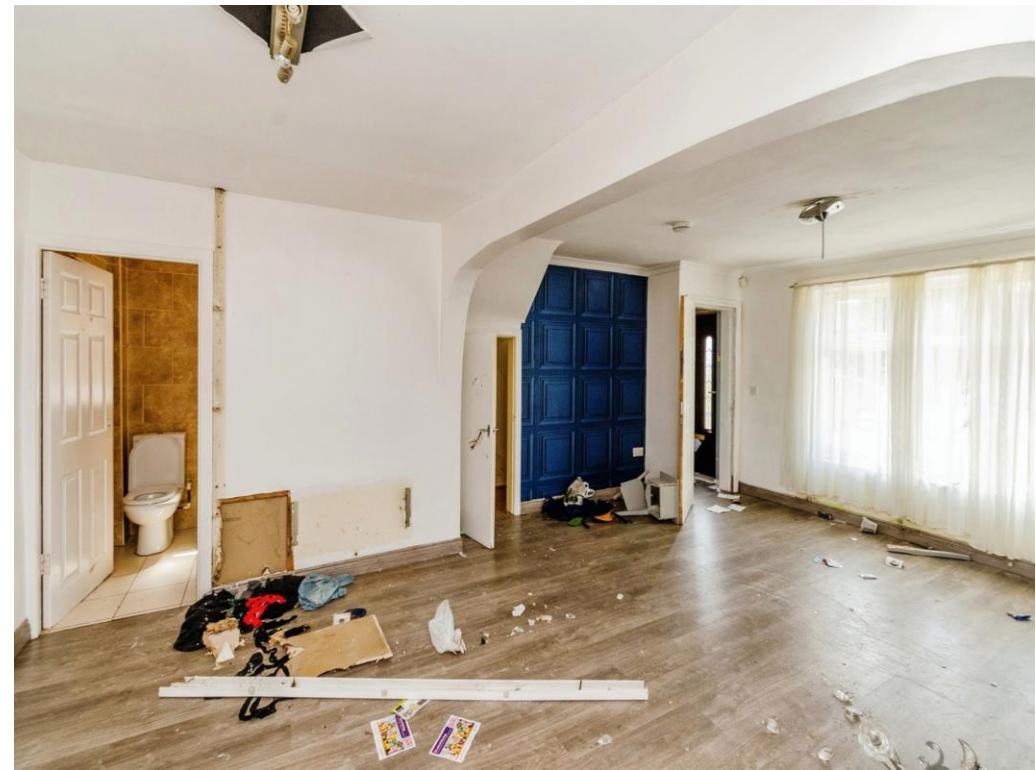
6' 8" x 9' 3" (2.03m x 2.82m)

Having double glazed window to the front

Outside

To the front of the property is a driveway providing off road parking and gated access.

To the rear of the property a patio area and grass lawns.









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

T 01922 721 000
E walsall@connells.co.uk

57-59 Bridge Street
 WALSALL WS1 1JQ

EPC Rating: D

view this property online connells.co.uk/Property/WSL316949

Tenure: Freehold



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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