



Connells

Sutton Road
Walsall



Property Description

This well maintained two bedroom ground floor flat is an ideal opportunity for first time buyers or investors and is situated in a popular residential area close to local amenities and well regarded schools. In brief the property comprises of entrance hall, lounge, kitchen, two bedrooms, bathroom, rear communal garden and garage.

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 two radiators, tiled floor and doors to:

Lounge

17' 8" into bay x 13' 11" (5.38m into bay x 4.24m)

Having double glazed bay window to front, radiator, electric fire, tall ceiling and picture rail.

Kitchen

5' 1" x 13' 7" (1.55m x 4.14m)

Having single glazed window to side, wall and base units with work surfaces over, stainless steel sink drainer, integrated oven, gas over with cooker hood over, integrated washer, fridge and freezer, boiler cupboard and

spotlights.

Bedroom One

14' 7" x 7' 8" (4.45m x 2.34m)

Having single glazed window to rear and radiator

Bedroom Two

12' 10" x 11' 2" (3.91m x 3.40m)

Having single glazed window to side and radiator

Bathroom

Having single glazed window to the side, bath with shower over, wc, wash hand basin and heated towel rail.

Outside

To the front of the property is a graveled area with steps up to front door.

To the rear of the property is a communal area.

Garage

Having up and over door.









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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57-59 Bridge Street
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/WSL317078

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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