



**Connells**

Norbury Avenue  
Walsall



## Property Description

benefiting from no upward chain and offering an ideal opportunity for investors and first time buyers, this three bedroom semi detached house. The property is conveniently located close to local amenities, transport links and schools. In brief the property comprises of porch entrance, entrance hall, lounge, kitchen, downstairs bathroom, landing, three bedrooms, 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 porch entrance having upvc door, double glazed windows and door

## Entrance Hall

Having stairs rising to first floor, sliding door to side and doors to;

## Lounge

15' 8" x 11' ( 4.78m x 3.35m )  
Having double glazed window to rear and arch way leading into:

## Kitchen

8' 9" x 8' 4" ( 2.67m x 2.54m )  
Having double glazed window to rear, wall and base units with work surfaces over, stainless steel sink drainer, space for

appliances and door to rear garden

## Downstairs Bathroom

Having double glazed window to front, bath, wc, wash hand basin and water tank storage

## Side Lobby

21' 5" x 3' 11" ( 6.53m x 1.19m )

Having access to front and rear and understairs storage

## First Floor

### Landing

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

### Bedroom One

11' 3" max x 9' max ( 3.43m max x 2.74m max )

Having double glazed window to rear

### Bedroom Two

13' x 8' 10" ( 3.96m x 2.69m )

Having double glazed window to front

### Bedroom Three

8' 3" x 6' 5" ( 2.51m x 1.96m )

Having double glazed window to side

## Outside

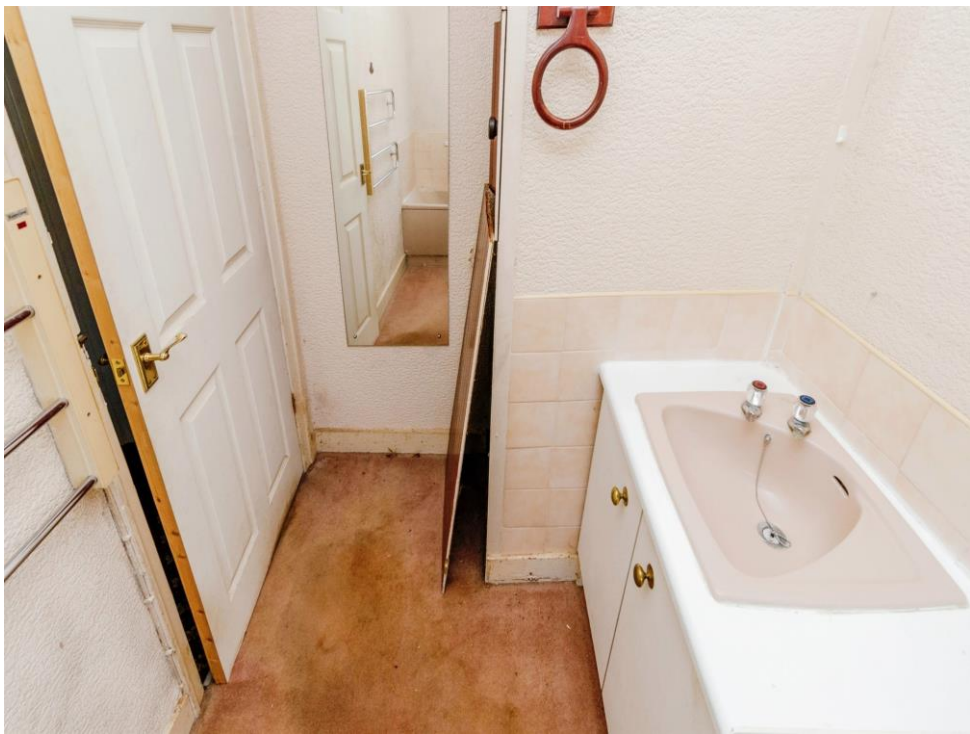
To the front of the property is a slabbed area and driveway

To the rear of the property is a slabbed area leading to grass lawns, water tap and shed.

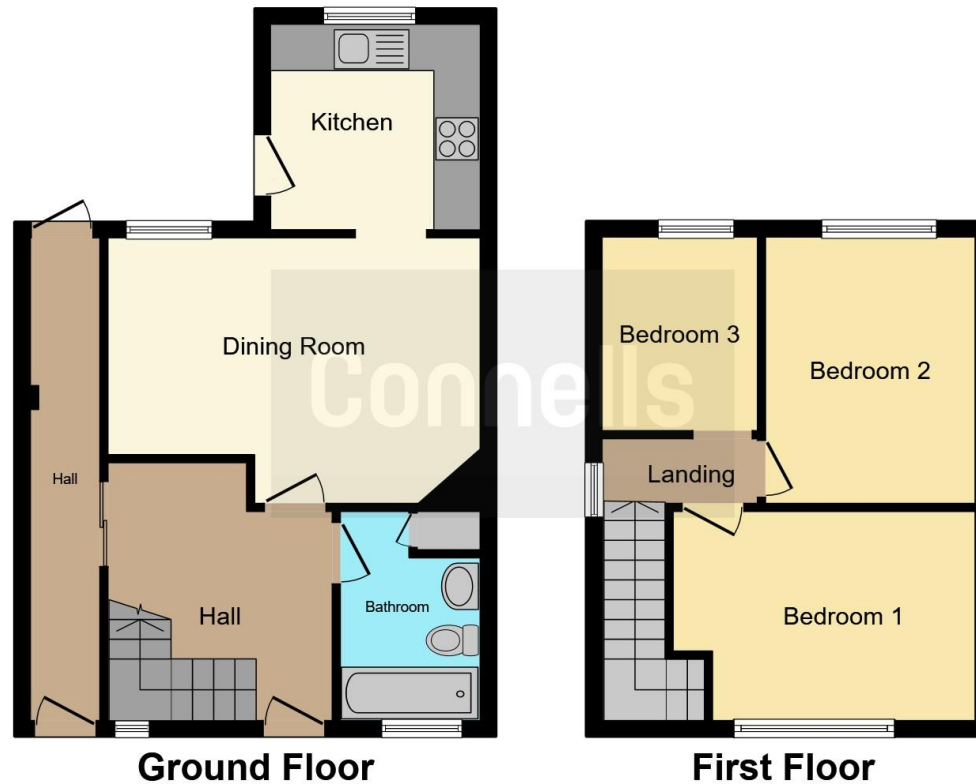
## Agents Note

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

To view this property please contact Connells on

**T 01922 721 000**  
**E [walsall@connells.co.uk](mailto:walsall@connells.co.uk)**

57-59 Bridge Street  
 WALSALL WS1 1JQ

**EPC Rating: F**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WSL316140](http://connells.co.uk/Property/WSL316140)**

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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