



Connells

Mount Road
Pelsall Walsall



Property Description

Benefiting from No Upward Chain this two bedroom semi detached property situated within the sought after location of Pelsall offers spacious accommodation and briefly comprises of porch entrance, two reception rooms, kitchen, first floor shower-room, enclosed rear garden, garage and off road parking.

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 double glazed sliding door to porch entrance having tiled floor and further door to:

Entrance Hall

Having stairs rising to first floor, radiator and door to:

Front Reception Room

13' 2" into recess x 10' 3" (4.01m into recess x 3.12m)

Having a double glazed bow window to the front, wall light points, radiator and door to:

Rear Reception Room

16' 2" max x 11' 8" (4.93m max x 3.56m)

Having a double glazed window to the side, feature fireplace, storage cupboard, radiator and door to:

Kitchen

12' 1" x 11' 8" max (3.68m x 3.56m max)

Having double glazed windows to the side and rear, fitted wall and base units with work-tops over, cooker point, sink and drainer, radiator and double glazed door to the side.

First Floor

Landing

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

Bedroom One

16' 3" max x 11' 9" plus recess (4.95m max x 3.58m plus recess)

Having two double glazed windows to the rear and two radiators.

Bedroom Two

10' 3" into wardrobe x 10' 2" max (3.12m into wardrobe x 3.10m max)

Having a double glazed window to the front, fitted wardrobes and radiator.

Bathroom

Having a double glazed window to the side, walk-in double shower cubicle, low level wc, hand-wash basin and complementary tiling.

Outside

To the rear of the property is an enclosed garden.

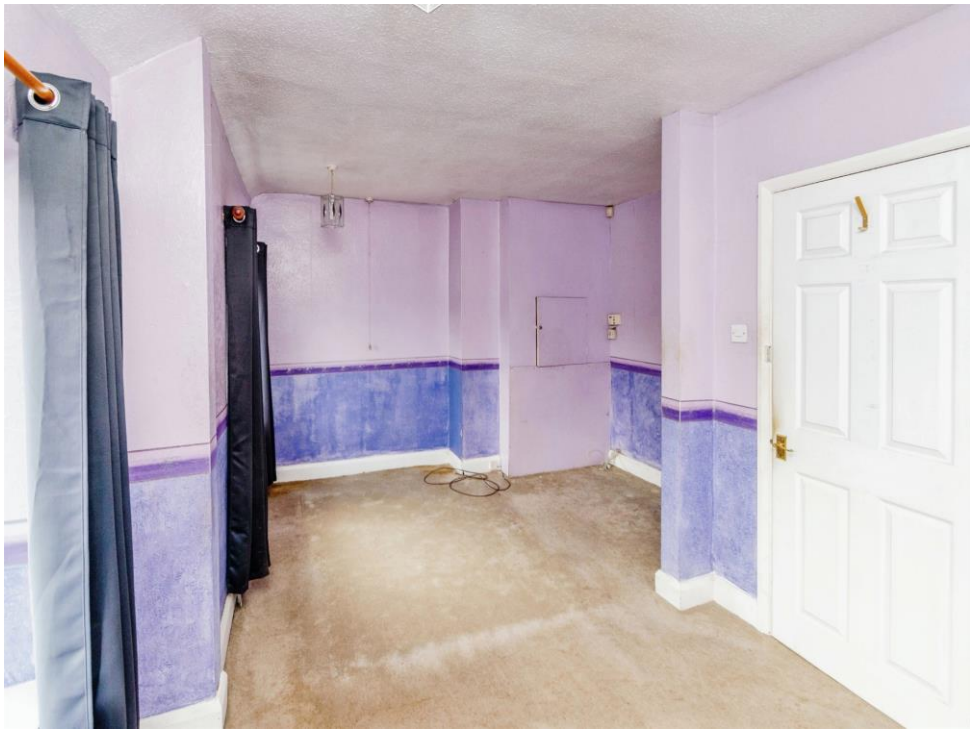
To the front of the property is a driveway providing off road parking.

Garage

18' 5" x 7' 6" (5.61m x 2.29m)

Having up and over door, light and power points, GCH boiler.









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: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WSL317219



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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