



Connells

Stanley Road
Walsall



Property Description

A fantastic opportunity to purchase this extended three bedroom end-terrace property benefiting from No Upward Chain and offering spacious accommodation. The property briefly comprises of porch entrance, reception hall, lounge, dining room, fitted kitchen, first floor family bathroom, en-suite to master bedroom, enclosed rear garden, garage 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 double glazed door opening into porch entrance with further door to:

Entrance Hall

Having storage cupboard, radiator, laminate flooring and doors to:

Dining Room

12' 7" x 8' 10" (3.84m x 2.69m)

Having two double glazed windows to the front, stairs rising to first floor and radiator.

Lounge

15' 7" max x 10' 9" max (4.75m max x 3.28m max)

Having a double glazed window to the rear, radiator and laminate flooring.

Fitted Kitchen

10' 9" max x 8' 9" max (3.28m max x 2.67m max)

Having a double glazed door and window to the rear, fitted wall and base units with work-tops over, stainless steel sink and drainer, cooker point, plumbing for washing machine, tiled floor and door to garage.

First Floor

Landing

Having loft access point and doors to:

Bedroom One

16' 3" max x 13' 6" max (4.95m max x 4.11m max)

Having a double glazed window to the front, fitted wardrobes and drawer units, double glazed window to the rear, radiator and door to:

En-Suite

Having walk-in shower cubicle, wash-hand basin, heated towel rail, ceiling spotlights, complementary tiling and tiled floor.

Bedroom Two

13' 6" max x 10' 9" max (4.11m max x 3.28m max)

Having a double glazed window to the rear, fitted wardrobes, radiator and laminate flooring.

Bedroom Three

12' 8" max x 8' 11" max (3.86m max x 2.72m max)

Having two double glazed windows to the front, storage cupboard, radiator and laminate flooring.

Bathroom

Having a double glazed window to the rear, bath, low level wc, wash-hand basin, heated towel rail, complementary tiling and tiled floor.

Outside

To the rear of the property is an enclosed lawned garden having panel fencing, slabbed patio area and coldwater tap,

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

Garage

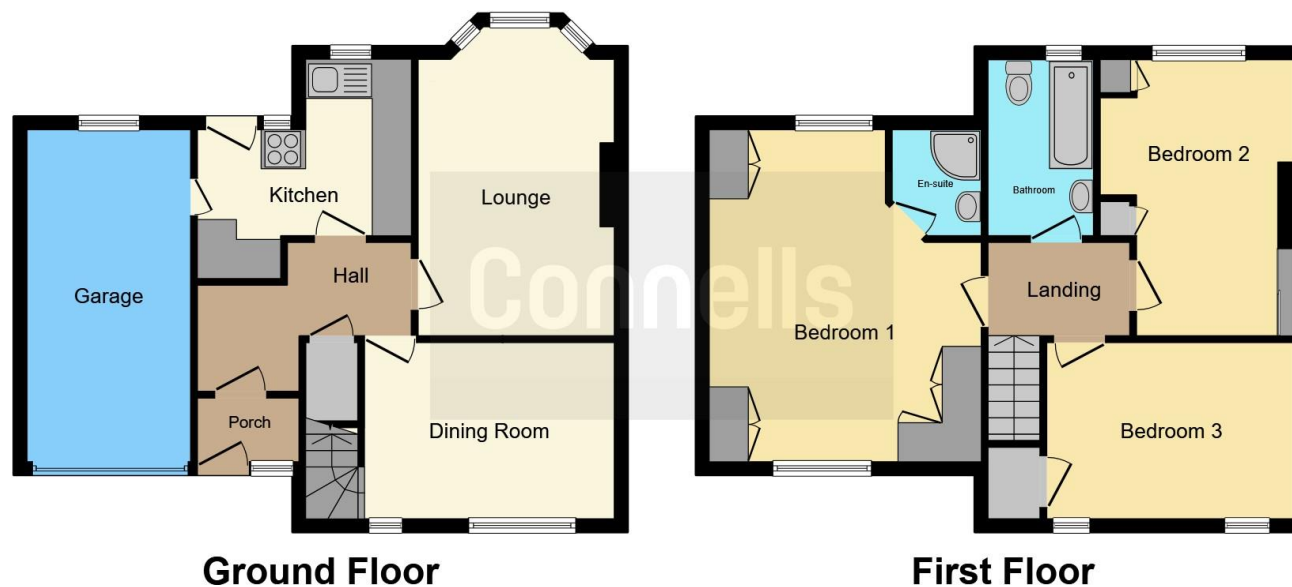
15' 10" x 8' 2" (4.83m x 2.49m)

Having a window to the rear, light and power points, up and over door and door to kitchen.









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

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WSL316389



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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