



Connells

Glastonbury Crescent
WALSALL

Glastonbury Crescent WALSALL WS3 2RP

for sale guide price
£150,000



Property Description

.Benefiting from No Upward Chain, this two/three bedroom end-terrace property is an ideal opportunity for first-time buyers or investors. The property has scope for further improvement and briefly comprises of living room, kitchen, recently re-furbished first floor bathroom, two double bedrooms, converted loft space and enclosed 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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

Front door leading into

Hallway

Having stairs up to first floor and door leading into

Living Room

13' 8" Max x 17' 7" Max (4.17m Max x 5.36m Max)

Having double glazed window to the front, fireplace, radiator and door to

Kitchen

16' x 9' 6" (4.88m x 2.90m)

Having double glazed window to the rear and side, wall and base units with work surfaces over, space for appliances, stainless steel sink and drainer, integrated fridge, oven, gas hob and cooker hood. Under stairs storage area housing the boiler, and double glazed doors to the rear garden

First Floor

Landing

Having doors leading into

Bedroom One

12' 6" x 10' 6" (3.81m x 3.20m)

Having two double glazed windows to the front, radiator and door leading to converted loft space.

Bedroom Two

12' 11" Max x 8' 11" Max (3.94m Max x 2.72m Max)

Having double glazed window to the rear, radiator and storage cupboard

Bathroom

Having double glazed window to the rear, bath with shower over, wc, hand wash basin and radiator.

Loft Space

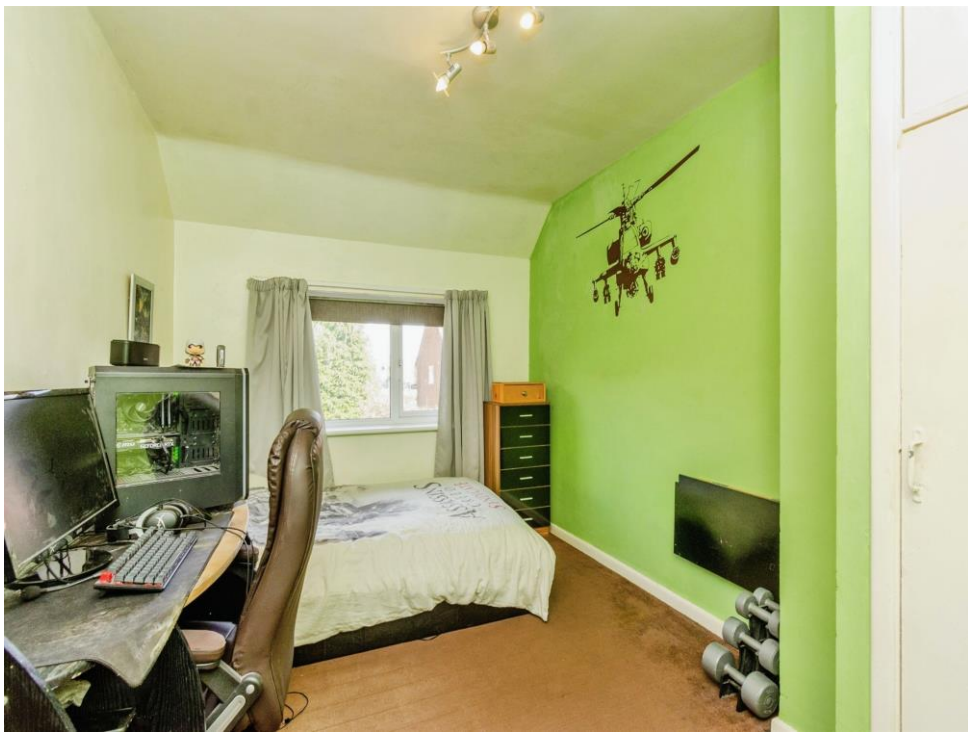
Having skylight to the rear, spot lights and eaves storage

Outside

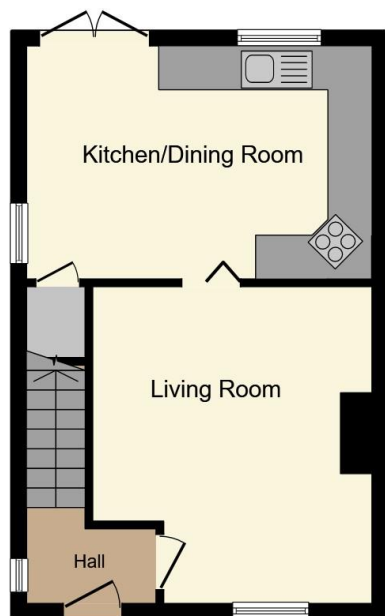
To the front of the property is a printed concrete area

To the rear of the property is a decking area, leading to landscaped area with artificial lawn, Gated side access

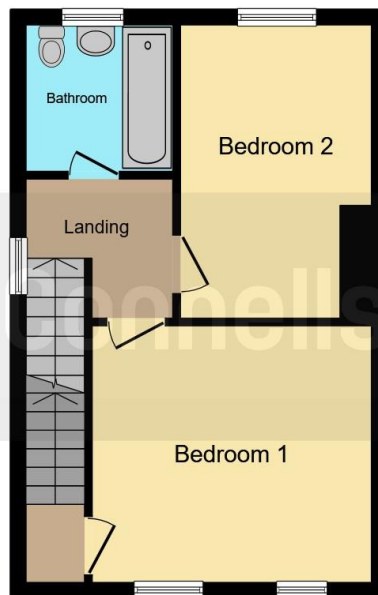




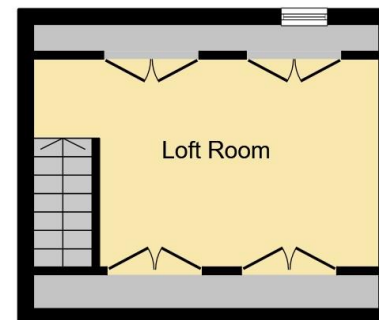




Ground Floor



First Floor



Second Floor

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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EPC Rating: D

view this property online connells.co.uk/Property/WSL317652

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.

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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