



Connells

Bloxwich Road
WALSALL



Property Description

Internal viewing is highly advised to appreciate this recently refurbished three bedroom semi-detached family home conveniently positioned for local schools and amenities. The property benefits from ground floor and first floor shower room and in brief comprises of two reception rooms, kitchen, utility space, driveway and 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

A front door opening into:

Entrance Hall

Having under stairs storage, radiator and doors to:

Reception Room

11' 2" max x 14' 2" into bay (3.40m max x 4.32m into bay)

Having a double glazed bay window to the front, two radiators, electric fire place and meter cupboard.

Living Room

14' 11" x 12' (4.55m x 3.66m)

Having a double glazed window to the rear, fire place, stairs rising to first floor, radiator and door to:

Kitchen

15' 7" x 8' 5" (4.75m x 2.57m)

Having a double glazed window to the side, fitted kitchen with wall and base units and work tops over, sink and drainer, American fridge/freezer, washing machine, space for appliances, oven, gas hob with cooker hood over and door to rear garden.

Utility

6' 6" x 3' 1" (1.98m x 0.94m)

Having double glazed door to rear garden, plumbing, space for appliances and door to:

Shower Room

Having a double glazed window to the side, shower cubicle, low level w.c and wash hand basin.

First Floor

Landing

Having loft access, radiator and doors to:

Bedroom One

14' 10" max x 12' 2" max (4.52m max x 3.71m max)

Having two double glazed windows to the front and radiator.

Bedroom Two

12' 2" max x 11' 9" max (3.71m max x 3.58m max)

Having a double glazed window to the rear, window to the side, radiator and fire place.

Bedroom Three

8' 5" max x 8' 10" max (2.57m max x 2.69m max)

Having a double glazed window to the side and radiator.

Shower Room

Having a double glazed window to the side, shower cubicle, low level w.c, hand wash basin and heated towel rail.

Outside

To the front of the property is a gate leading to driveway and carport for 2 cars.

To the rear of the property is a slabbed patio area, steps leading to lawned fore garden, gated side access and outbuilding.

Outbuilding

8' 7" x 8' 7" (2.62m x 2.62m)

Brick built storage space.









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: E

Tenure: Freehold

view this property online connells.co.uk/Property/WSL317677



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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