



Connells

Leckie Road  
WALSALL





## Property Description

\*Benefiting from no upward chain this three bedroom mid-terrace property is conveniently located close to Walsall town centre, transport link and local amenities. Offering an ideal first time buyer or investment opportunity the property briefly comprises of entrance hall, lounge, fitted kitchen, ground floor w.c, first floor bathroom, enclosed rear garden and driveway providing 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 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.

## Entrance Hall

Having stairs rising to first floor, meter cupboard and door to:

## Lounge

14' 8" into recess x 11' 10" ( 4.47m into recess x 3.61m )

Having a double glazed window to the front, electric fire place, radiator, laminate flooring and door to:

## Fitted Kitchen

15' x 7' 11" max ( 4.57m x 2.41m max )

Having a double glazed window to the rear, a range of fitted wall and base units with work tops over, stainless steel sink and drainer with mixer taps, plumbing for washing machine, cooker point, GCH boiler, storage cupboard, radiator and door to:

## Rear Lobby

Double glazed door to rear garden and door to:

## W.C

Having a double glazed window to the rear and low level w.c.

## First Floor

## Landing

Having loft access point, radiator and doors to:

## Bedroom One

12' 10" x 7' 10" ( 3.91m x 2.39m )

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

## Bedroom Two

11' 3" max x 9' 1" max ( 3.43m max x 2.77m max )

Having a double glazed window to the rear, cupboard housing water tank, central heating radiator.

## Bedroom Three

11' 10" max x 8' 8" max ( 3.61m max x 2.64m max )

Having a double glazed window to the front and radiator.

## Bathroom

Having a double glazed window to the front, bath with electric shower over, wash hand basin, low level w.c and radiator.

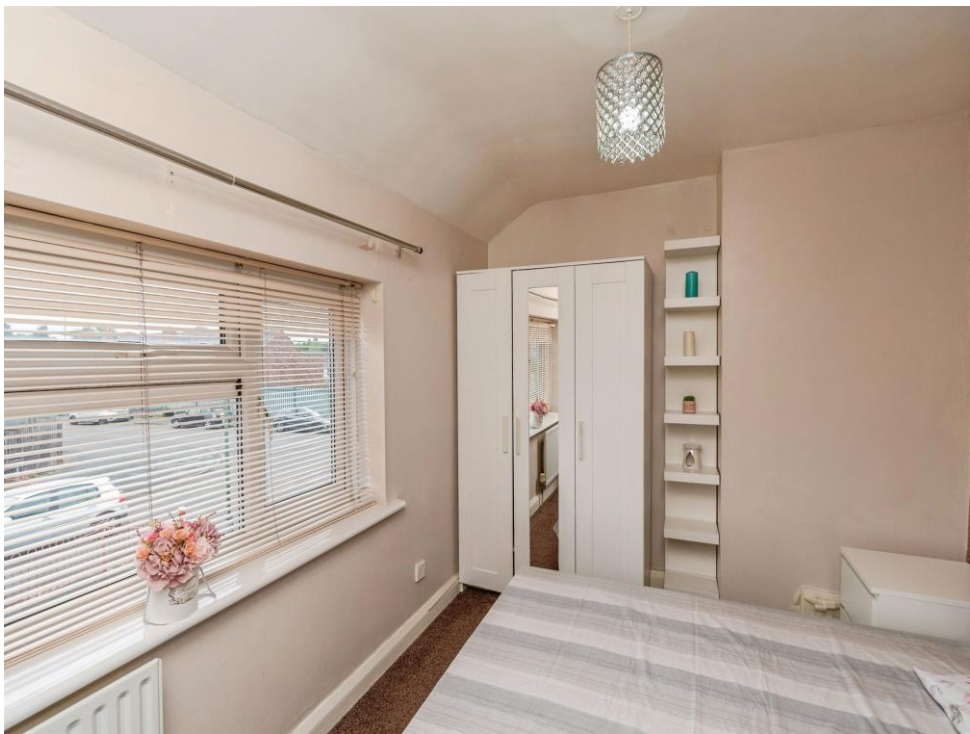
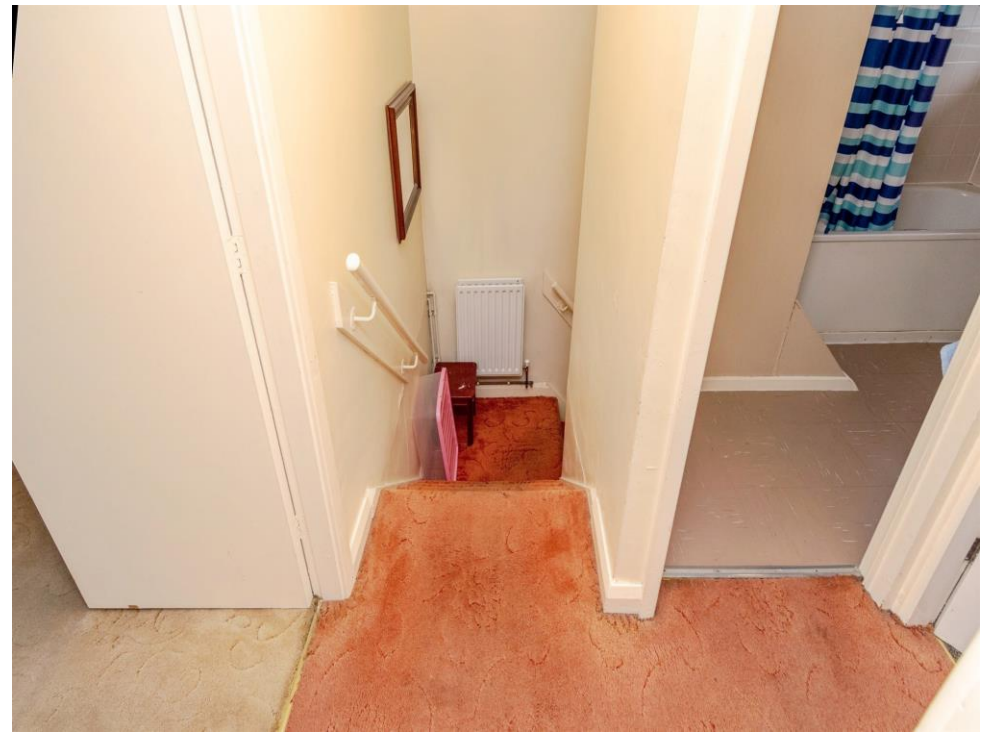
## Outside

To the rear of the property is an enclosed garden with gate proving side access.

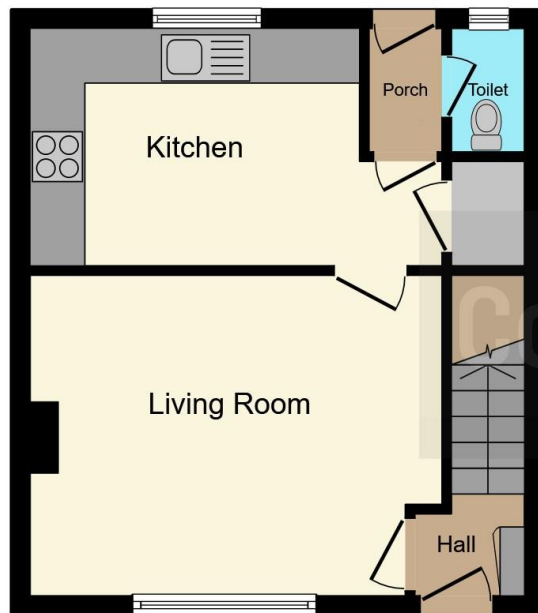
To the front of the property is a driveway providing off road parking.











**Ground Floor**



**First 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](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: Awaited  
 Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL317840](http://connells.co.uk/Property/WSL317840)**



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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