





Property Description

Internal viewing is highly advised to appreciate this deceptively spacious four bedroom family residence. The property is situated in a highly sought after location close to Walsall Arboretum, well regarded schools and briefly comprises of open plan living/dining room, fitted breakfast kitchen, utility room, ground floor bedroom with en-suite, first floor shower room, driveway for off road parking 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

A front door opening into:

Entrance Hall

Having stairs rising to first floor, under stairs storage, radiator and doors to:

Living/ Dining Room

Lounge Area

15' 6" x 11' 3" (4.72m x 3.43m)

Having a double glazed bay window to the front, feature fire place and radiator.

Dining Area

11' 8" max x 12' 5" max (3.56m max x 3.78m max)

Having double doors to rear garden and radiator.

Kitchen

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

Having a double glazed window to the rear, fitted kitchen with wall and base units and work tops over, sink and drainer with mixer taps, space for appliances, radiator and door to:

Inner Hallway

Having door to rear garden and door to:

Utility Room

4' 4" x 5' 7" (1.32m x 1.70m)

Having space for appliances and plumbing.

Bedroom One

10' 6" x 13' 6" (3.20m x 4.11m)

Having a double glazed window to the front, radiator and door to:

En-Suite

Having a shower cubicle, low level w.c, hand wash basin and radiator.

First Floor

Landing

Having a double glazed window to the side, loft access, storage cupboard and doors to:

Bedroom Two

12' 11" x 11' 3" (3.94m x 3.43m)

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

Bedroom Three

11' 5" x 11' 4" (3.48m x 3.45m)

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

Bedroom Four

11' 2" max x 7' 7" max (3.40m max x 2.31m max)

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

Shower Room

Having a window to the side, shower cubicle, low level w.c, wash hand basin, spot lights and radiator.

Outside

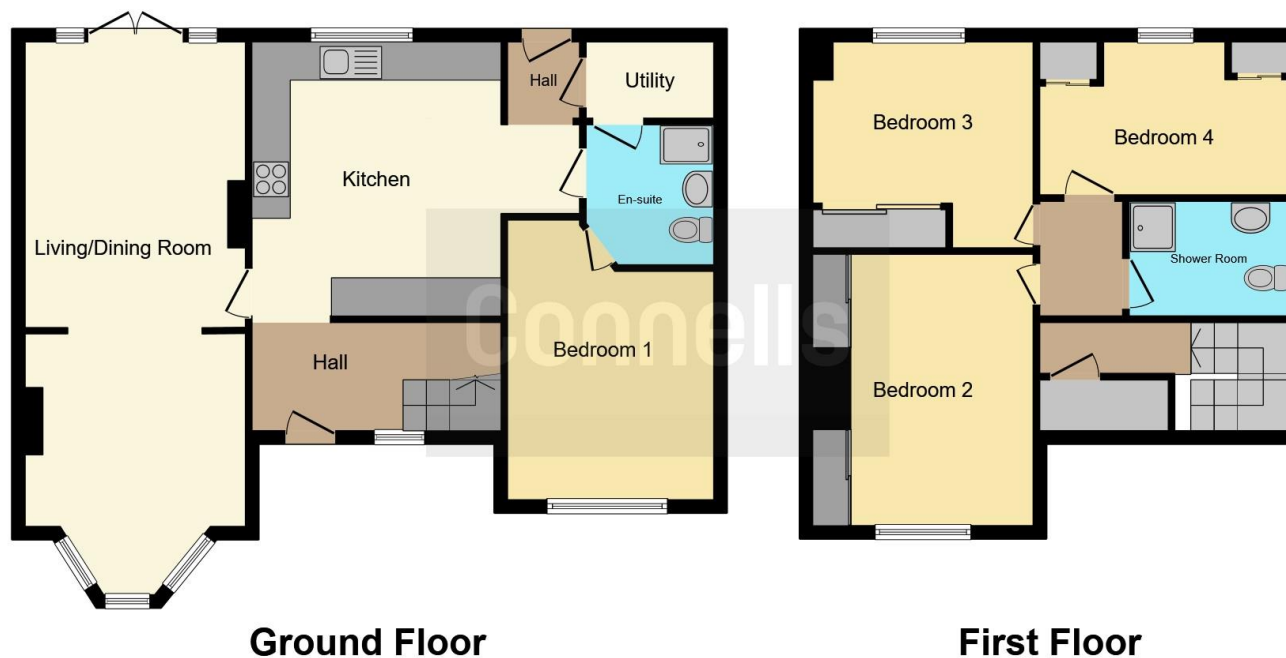
To the front of the property is a driveway for off road parking.

To the rear of the property is an enclosed lawned garden,









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: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WSL317733



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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