



Connells

Follyhouse Lane
Walsall



Property Description

An ideal investment opportunity on this three bedroom end-terrace family home conveniently positioned for local schools and amenities. The property offers scope for modernisation throughout and briefly comprises of two reception rooms, kitchen, veranda, shower room, separate w.c, front and rear gardens.

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:

Reception Room

11' 7" x 11' 1" (3.53m x 3.38m)

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

Living Room

12' max x 12' 8" max (3.66m max x 3.86m max)

Having double glazed windows to the side and rear, fire place, radiator and door to:

Inner Lobby

Having stairs rising to first floor and door to:

Veranda

Having door to rear garden and windows to the side, storage space and door to downstairs w.c.

Kitchen

9' 11" x 7' 11" (3.02m x 2.41m)

Having a double glazed window to the side, wall and base units with work tops over, stainless steel sink and drainer, under stairs storage and space for appliances.

Shower Room

Having a double glazed window to the rear, walk in shower, low level w.c, hand wash basin, low level w.c and radiator.

W.C

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

First Floor

Landing

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

Bedroom One

10' 10" x 12' 8" (3.30m x 3.86m)

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

Bedroom Two

9' 11" max x 8' max (3.02m max x 2.44m max)

Having a double glazed window to the rear and radiator.

Bedroom Three

9' 5" max x 11' 11" max (2.87m max x 3.63m max)

Having a double glazed window to the rear and radiator.

Outside

To the front of the property is a lawned for garden, steps leading to front and wheelchair access to the side.

To the rear of the property is a pathway to the side with steps to lawned garden and shed.









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: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WSL317861



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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