



**Connells**

Hollemeadow Avenue  
Walsall





### Property Description

Offering an ideal investment opportunity on this three bedroom mid-terrace family home conveniently positioned for local schools. The property offers scope for improvements throughout and in brief comprises of lounge, kitchen, first floor bathroom, 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 porch entrance with further door to:

### Entrance Hall

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

### Lounge

10' 10" max x 18' 9" max ( 3.30m max x 5.71m max )

Having a double glazed bay window to the front, single glazed window to the rear and radiator.

## Kitchen

11' 10" x 8' 10" ( 3.61m x 2.69m )

Having a single glazed window to the rear, wall and base units with work tops over, space for appliances, radiator, boiler and door to:

## Side Lobby

Having door to rear garden and door to:

## W.C

## First Floor

## Landing

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

## Bedroom One

9' 3" x 9' 11" ( 2.82m x 3.02m )

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

## Bedroom Two

11' 9" max x 8' 8" max ( 3.58m max x 2.64m max )

Having a single glazed window to the rear and radiator.

## Bedroom Three

15' 5" max x 9' 4" max ( 4.70m max x 2.84m max )

Having two single glazed window to the rear and radiator.

## Bathroom

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

## Outside

To the front of the property is a driveway.

To the rear of the property is garden with fencing.

## Agents Notes

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'













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: E Council Tax  
 Band: A

Tenure: Freehold

**view this property online** [connells.co.uk/Property/WSL318139](http://connells.co.uk/Property/WSL318139)



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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