



Connells

Ogley Road
Walsall



Property Description

Fantastic opportunity to purchase this three bedroom semi-detached family home situated in a popular residential location. The property benefits from a well maintained front and rear garden and in brief comprises of lounge, dining area, kitchen, utility, cloakroom w.c, conservatory, first floor bathroom and garage.

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

Having further door to:

Entrance Hall

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

Lounge

11' 6" x 14' 10" (3.51m x 4.52m)

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

Dining Area

10' 3" x 9' 4" (3.12m x 2.84m)

Having a door to the conservatory, radiator and opening into:

Kitchen

8' 10" x 10' 2" (2.69m x 3.10m)

Having a window to the conservatory, fitted kitchen with wall and base units and work tops over, sink and drainer, fridge, oven and gas hob with cooker hood over.

Conservatory

8' 6" x 18' 1" (2.59m x 5.51m)

Having double glazed windows to the rear and radiator.

Utility Room

Having a window to the side, wall and base units with work tops over and sink and drainer.

Cloakroom W.C

Having a low level w.c and radiator.

First Floor

Landing

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

Bedroom One

12' 8" x 12' 1" (3.86m x 3.68m)

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

Bedroom Two

11' 9" x 10' 4" (3.58m x 3.15m)

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

Bedroom Three

8' 11" x 6' 10" (2.72m x 2.08m)

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

Bathroom

Having a double glazed window to the rear, bath, low level w.c, bidet, hand wash basin and radiator.

Outside

To the front of the property is a driveway for off road parking and raised lawned border with mature trees.

To the rear of the property is an enclosed garden with slabbed patio area, steps leading down to lawned garden with mature borders and shrubs.

Garage

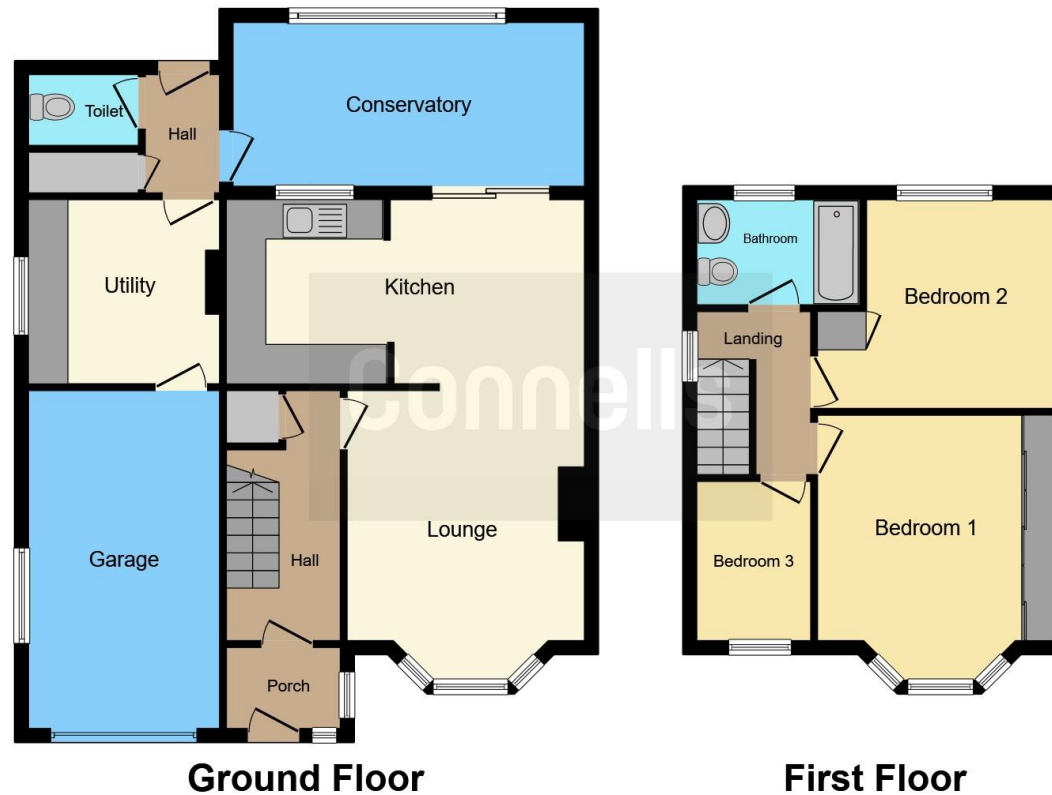
16' 4" x 8' 11" (4.98m x 2.72m)

Having up and over door, window to the side and light point.









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: Awaited
 Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WSL318376



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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