



Pelsall Lane, Rushall Walsall WS4 1NG

welcome to

Pelsall Lane, Rushall Walsall

*****THREE BEDROOM***FREEHOLD***SEMI DETACHED***TWO RECEPTION ROOMS***DRIVE***GARAGE***FRONT 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.

Agent Note

Council Tax Band B

Approach

Driveway, front garden,

Entrance Porch

Double glazed porch with UPVC door, tiled flooring, wall light

Entrance Hall

Carpet, ceiling light point

Lounge

13' 8" x 12' 6" (4.17m x 3.81m)

Double glazed bay window to the front of the property, radiator, carpeted, gas fire, ceiling light point

Dining Room

12' 6" x 10' 9" (3.81m x 3.28m)

Single glazed window into kitchen to rear of the property, gas fire, radiator, carpeted, ceiling light point, storage cupboard

Kitchen

12' 11" x 8' 2" (3.94m x 2.49m)

Double glazed to rear of the property, skylight, a range of wall and base units with roll top worksurface, integrated cooker, sink, space for washing machine, tiled flooring, ceiling light point





Landing

Double glazed window to the side of the property, carpeted, ceiling light point, radiator

Bedroom One

15' 9" x 12' (4.80m x 3.66m)

Double glazed window to the front and side of the property, radiator, carpeted, ceiling light point

Bedroom Two

10' 9" x 7' 10" (3.28m x 2.39m)

Double glazed window to the rear of the property, carpeted, ceiling light point, cupboard with water tank

Bedroom Three

10' 10" x 6' 4" (3.30m x 1.93m)

Double glazed window to the side of the property, radiator, ceiling light point, carpeted

Bathroom

Ground floor bathroom, Double glazed window to the side of the property, radiator, shower, sink and vanity unit, tiled flooring, spot lights, skylight, WC leading off bathroom, heated towel rail,

Wc

Seperate WC leading off bathroom, double glazed window to the side of the property, spot lights

Rear Garden

Lawn area with bricked garage.



view this property online shipways.co.uk/Property/GRB111320



welcome to

Pelsall Lane, Rushall Walsall

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM
- FREEHOLD

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£165,000



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

view this property online shipways.co.uk/Property/GRB111320



Property Ref:
GRB111320 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0121 358 2281



greatbarr@shipways.co.uk



905 Walsall Road, Great Barr, BIRMINGHAM,
West Midlands, B42 1TN



shipways.co.uk