



16 Chepstow Way, Walsall, WS3 2NB
Offers Around £100,000

 **3**  **1**  **2**  **C**

3 Bedroom Terraced House Opportunity | Viewings available | Priced to sell quickly | No Voids | Great Location



Property Overview
**** FOR SALE: THREE BEDROOMS**** (TIMBER
FRAME CONSTRUCTION)

Mid terrace property in Bloxwich. Ideally situated in a popular residential area with fantastic access to local amenities, schools and main commuter routes.

While Genie Homes is currently promoting the property with only an exterior view, we are mindful of necessary improvements. The ground floor comprises a living/dining area, a kitchen and a WC. The kitchen features tiled flooring, while the rest of the rooms have wooden veneer laminate flooring. The stairs are carpeted. Gas central heating, radiators in all rooms except the kitchen where there are electric panel heaters.

Moving on to the second floor, you'll find three bedrooms and a family-sized bathroom. The bedroom floors are also wooden veneer laminate, while the bathroom boasts black and grey lino flooring.

Large private fenced garden with access to rear parking.

Please note: Viewing the property will be difficult. Priced to sell quickly.

EICR, Gas Safety Certificate all up to date.

EPC C, Council Tax Banding A

Interested in further information: Please call Genie Homes Sales

Biuyers Fee and Reservation

Genie Homes pride ourselves on our simple and secure buying process. This sale is subject to a 2% plus VAT Buyers Fee, with a minimum fee of £2500 plus VAT, and this is based on the agreed sale price. Please contact us to arrange a viewing. We will ask you to provide proof of funds and photographic identification prior to attending, to make sure we cause minimal disruption to any tenants that may reside at the property. Once you have viewed the property, we will ask you for feedback.

If you make an offer and it is accepted, the full 2% plus VAT is then applicable in order to take the property off the market.

Please note: Should the property purchase not complete, the reservation fee will be refundable in ONLY these circumstances;
1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgage-ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

The benefits of a buyers fee to the buyer are:

- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.
- This approach allows you to secure the property and start the conveyancing process quickly.
- Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.
- The risk of the sale falling through is minimized on both sides, buyers are committed financially and vendors know that buyers are serious.

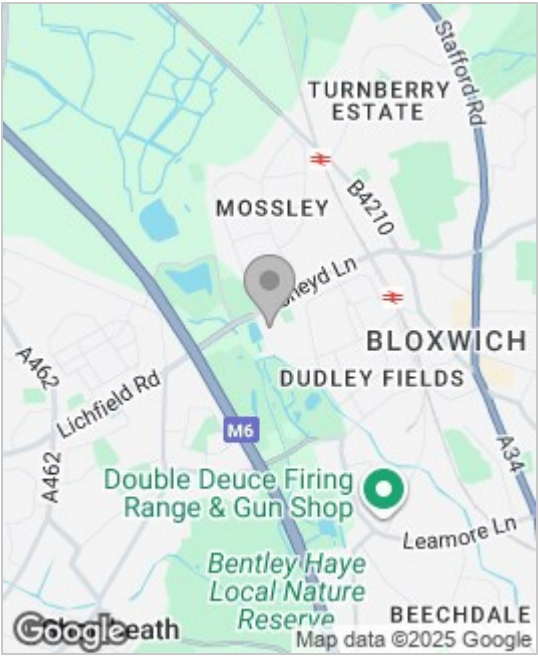
All these elements provide peace of mind from the outset, along with our personal and proactive approach.

We look forward to hearing from you soon.

Disclaimer

these particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Freehold
Possession - Tenanted



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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