



**122, Ladbury Road,
Walsall, WS5 4HH**

Guide Price £190,000.00



FOR SALE BY MODERN METHOD OF AUCTION - AUCTION END DATE 30TH AUGUST AT 2PM ** THREE BED END TERRACED HOUSE ** POPULAR LOCATION AMAZING POTENTIAL ** LIVING ROOM ** DINING ROOM ** BREAKFAST KITCHEN ** UTILITY STORE ROOM ** BATHROOM AND WC ** PRIVATE REAR GARDEN ** FRONT GARDEN AND SIDE DRIVEWAY ** NO CHAIN ** BUYER FEES APPLY ** SUBJECT TO A RESERVE PRICE **** The accommodation includes a spacious and light main lounge, dining room, breakfast kitchen and utility store room, the first floor offers three well-sized bedrooms and a family bathroom with WC. Externally there are gardens to front and rear with a generous side driveway. Located on the popular Yew Tree Estate this property offers convenient access to local amenities. Within walking distance, you'll find local shops, schools, and parks. The property is well-connected, with easy access to Walsall town centre approximately 10 minutes by car. Public transport links are also within reach, making this an accessible location for commuters. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

Entrance Hall

Living room 13' 1" x 11' 11" (3.98m x 3.64m)

Kitchen/Breakfast Room 10' 6" x 10' 3" (3.21m x 3.12m)

Dining room 10' 7" x 8' 2" (3.22m x 2.50m)

Utility store room

First Floor Landing

Bedroom One 12' 6" x 11' 0" (3.80m x 3.35m)

Bedroom Two 10' 8" x 10' 3" (3.24m x 3.13m)

Bedroom Three 9' 6" x 7' 7" (2.90m x 2.31m)

Family Bathroom 7' 11" x 5' 8" (2.41m x 1.72m)

BUYERS INFORMATION In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

Auctioneers comments This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5%





of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property, we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.



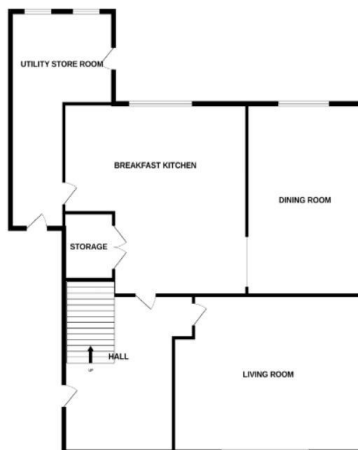


3 Queens Parade, High Street
Bloxwich
WS3 2EX

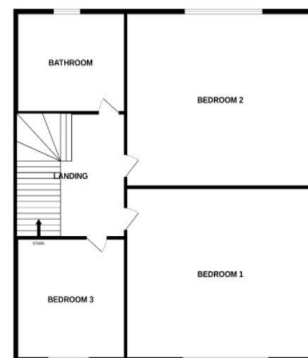
01922 478 104



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MyPlan (2022)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(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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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: