



**54, Glenthorne Drive,
Walsall, WS6 7DD**

Guide Price £215,000.00



FOR SALE BY MODERN METHOD OF AUCTION ** EXTENDED THREE BED SEMI DETACHED BUNGALOW ** SOUGHT AFTER LOCATION GREAT POTENTIAL ** SPACIOUS MAIN LIVING DINING ROOM ** KITCHEN ** BATHROOM ** GARAGE AND PARKING ** PRIVATE REAR GARDEN ** NO CHAIN ** BUYER FEES APPLY ** SUBJECT TO A RESERVE PRICE **** Skitts Estate Agents in Bloxwich proudly presents this extended THREE bedroom semi detached bungalow, situated in a peaceful residential street in Cheslyn Hay. This property provides a fantastic opportunity to modernise and create a stunning living space and home. Upon entering the property to the side, you are welcomed by a reception hall with doors radiating off to a Bathroom WC, three bedrooms and an extended living dining room. The main living space leads off to an extended kitchen. Externally, the rear garden mainly consists of patio areas offering ample opportunity for landscaping and personalisation. There is access to the garage and to the side of the property where there is ample parking on the long drive. While in need of modernisation, this bungalow is a fantastic opportunity to put your own stamp on a home in a desirable location. Viewing is highly recommended to appreciate its potential. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. For a viewing call Bloxwich office.

Reception hall

Extended living dining room 24' 10" x 11' 9" (7.56m x 3.58m)

Extended Kitchen 13' 3" x 10' 9" (4.05m x 3.27m)

Bedroom One 13' 3" x 10' 9" (4.05m x 3.27m)

Bedroom Two 9' 11" x 9' 5" (3.01m x 2.88m)

Bedroom Three 7' 11" x 6' 8" (2.41m x 2.04m)

Bathroom WC 6' 4" x 5' 4" (1.92m x 1.63m)

Front garden and driveway

Private rear garden

Single garage

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.

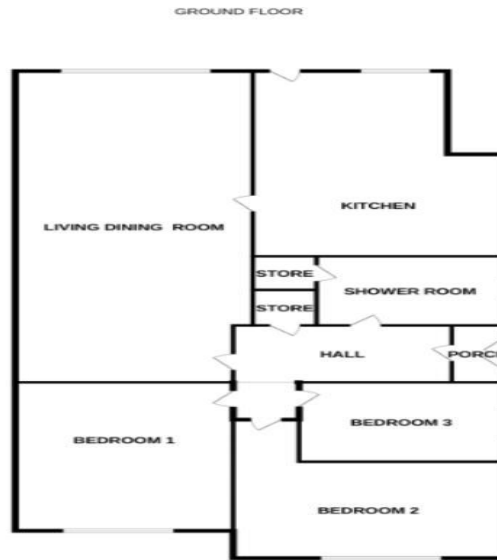
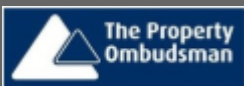
Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.



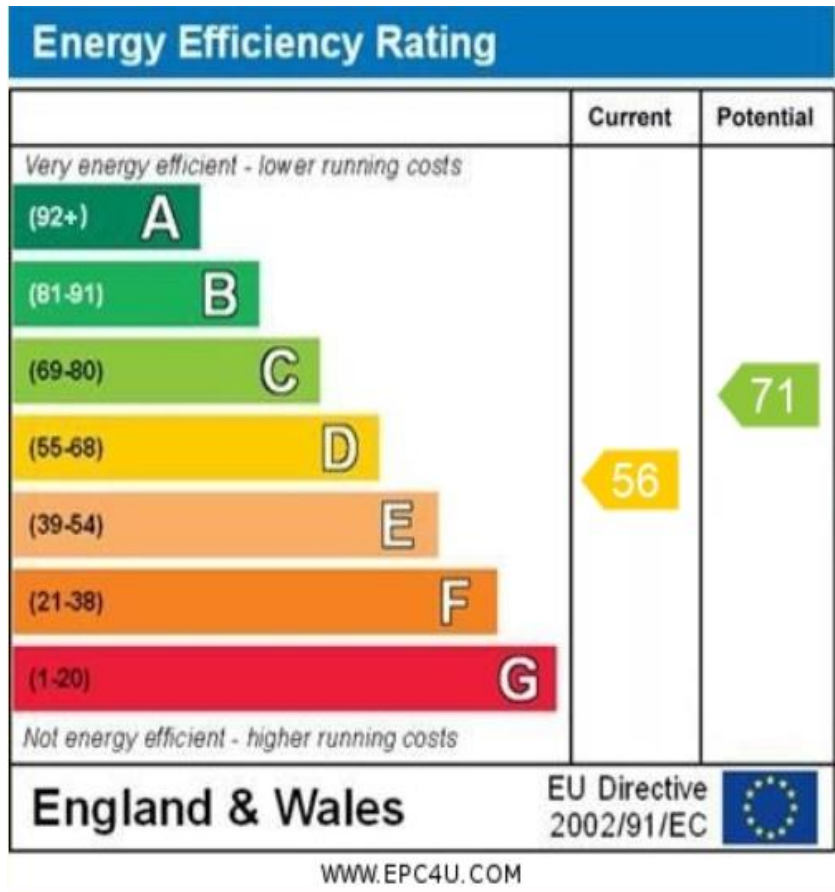


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While every attempt has been made to ensure the accuracy of the description contained herein, measurements are approximate and should not be relied upon for the purpose of legal proceedings. The seller is not responsible for any errors or omissions. The buyer is advised to verify the accuracy of the description and measurements before completion. The seller is not responsible for any errors or omissions. The buyer is advised to verify the accuracy of the description and measurements before completion.



DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: