

# **AUCTION**

**SKITTS**  
ESTATE AGENTS



**Bay Tree Road,  
Walsall, WS3 2JY**

**Auction Guide Price £185,000**

01922 478104

**We Value Your Home**



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

**Entrance Porch:** having double glazed sliding door to the front, double glazed windows to the side and front, tiled flooring

**Entrance Hall:** having single glazed window to the front, cupboard, radiator, stairs leading to the first floor level

**Lounge:** 26' 1" into bay x 11' 3" max (7.95m x 3.42m) having double glazed window to the front, feature fireplace with electric fire, three wall light points, two radiators, doors leading to kitchen and to:

**Dining Room:** 10' 11" x 8' 11" (3.34m x 2.73m) having radiator, two wall lights, double glazed patio doors leading to the rear garden

**Kitchen:** having a fitted kitchen comprising wall cupboards and base units, inset stainless steel sink and drainer unit, under stairs cupboard, door leading to:

**Rear Lobby:** having double glazed door leading to the garden and door to:

**Cloakroom:** having W.C., single glazed window to the side

### On The First Floor

**Landing:** having large double glazed window to the side, access to loft storage area, doors leading off to:

**Bedroom One:** 15' 4" into bay x 11' 2" (4.67m x 3.40m) having double glazed bay window to the front, fitted wardrobes and dresser, radiator

**Bedroom Two:** 11' 4" x 10' 2" (3.45m x 3.10m) having double glazed window to the rear, fitted wardrobes and over head storage, radiator

**Bedroom Three:** 7' 4" x 7' 3" (2.24m x 2.20m) having double glazed window to the front, radiator







**Bathroom:** having suite comprising bath with electric shower over and screen, wash hand basin, WC., storage cupboard, radiator, double glazed window to the rear, fully tiled

**Outside:** having sweeping driveway to the front with lawned garden and shrubs to borders. Private and enclosed mature and well maintained rear garden with patio leading to large lawn surrounded by trees and shrubs to borders, gated side access

**Garage:** having up and over door

**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.

**COUNCIL TAX BAND: D**

**EPC RATING: C**

**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.

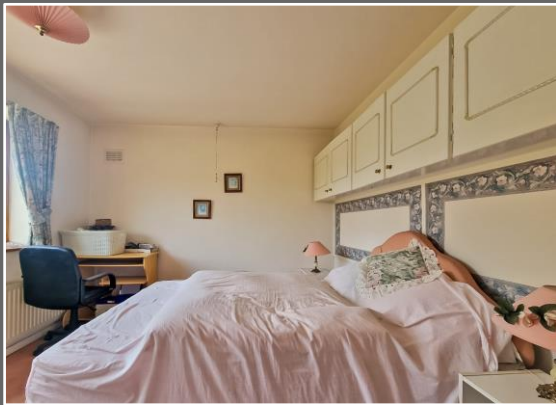
**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**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.

**DISCLOSURE** 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 purchase 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. Should they transact any business resulting from our introduction then we may receive a commission.

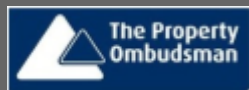
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



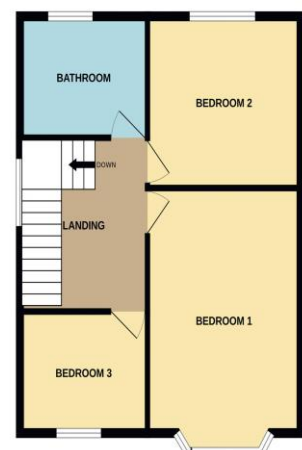
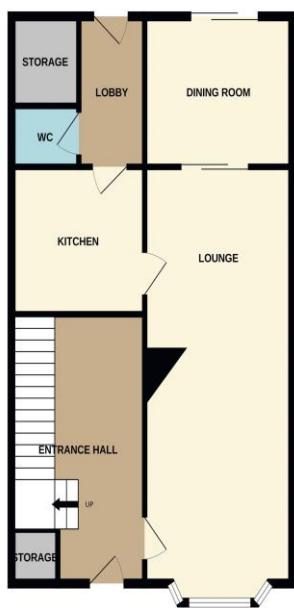
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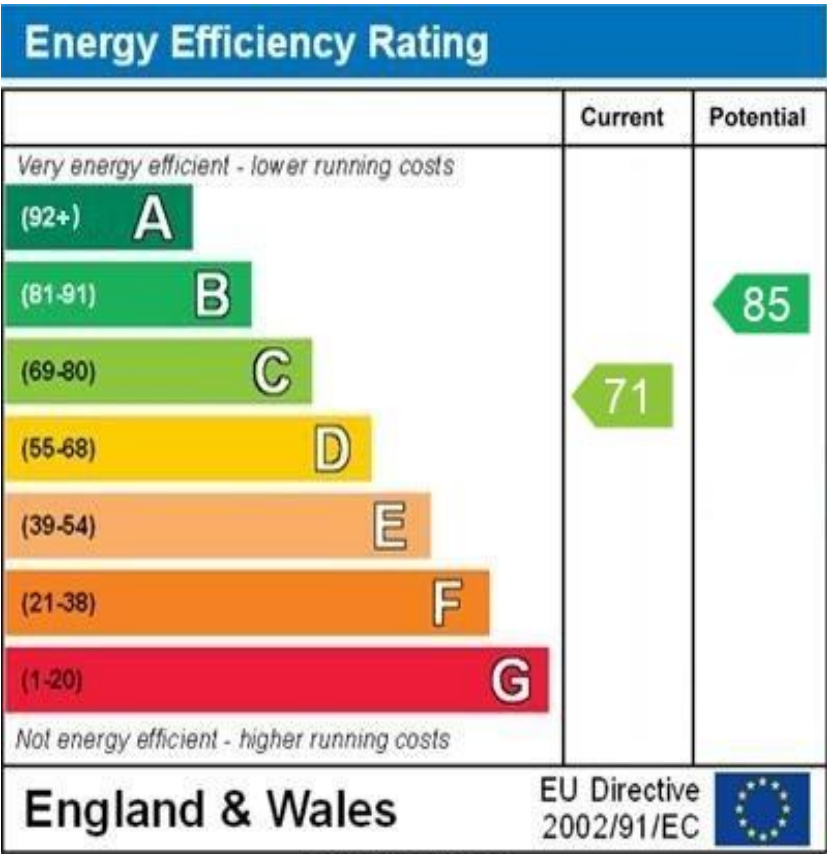


GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for 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.  
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