



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Main Street, Stonnall, WS9 9DX

Guide Price £225,000

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MODERN METHOD OF AUCTION

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 seller will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% 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.

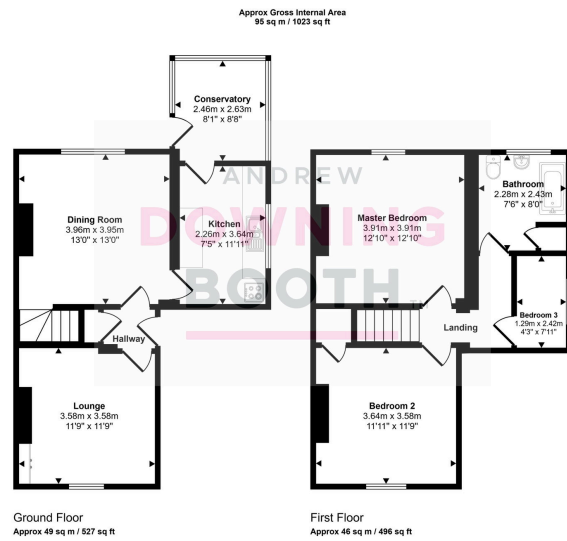
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Offered to the market with no upward chain, this property presents an excellent opportunity for buyers seeking a project with fantastic potential. Requiring a degree of modernisation, the home offers the scope to create a wonderful family residence tailored to individual tastes and requirements.

Situated on Main Street in the highly sought-after village of Stonnall, Walsall, the property enjoys a convenient location close to a range of local amenities, shops, schools, and transport links. Stonnall is well regarded for its community atmosphere and semi-rural surroundings, whilst remaining within easy reach of neighbouring towns and major road networks, making it an ideal location for families and commuters alike.

Viewings are essential for this property. Contact the branch to arrange yours now.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snippy 360.

- Modern Method Of Auction
- In Need Of Modernisation
- Driveway & Garage
- EPC Rating: TBC
- No Upward Chain
- Three Reception Rooms
- Three Bedrooms
- Council Tax Band: D

