



**Connells**

Stafford Road  
Huntington, Cannock

Stafford Road  
Huntington, Cannock, WS12 4NA

for sale guide price  
**£110,000**



### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be

advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Ground Floor

### Hallway

Having stairs to first floor and door to living room

### Living Room

Having a window to the front, storage cupboard, radiator, ceiling light point and open access to dining room

### Dining Room

Having a window to rear aspect, radiator, ceiling light point and doors to kitchen and bathroom

### Bathroom

Having plumbing for WC, wash hand basin, bath and shower

### Kitchen

Having a window to the rear aspect, fitted wall and base units, sink/drain, plumbing, space for appliances, ceiling light point and door to rear garden

## First Floor

### Landing

Having a window to the side aspect, wall lights and doors to bedrooms

## Bedroom 1

Having a window to the front aspect, radiator, ceiling light point, fitted wardrobes and door to WC

### W.C

Having a window to the front aspect, WC, wash hand basin, radiator and ceiling light point

## Bedroom 2

Having a window to the rear aspect, fitted wardrobes, radiator and ceiling light point

## Bedroom 3

Having a window to the rear aspect, radiator and ceiling light point

## Outside

### Front

Having a driveway for multiple vehicles and paved pathway for rear access

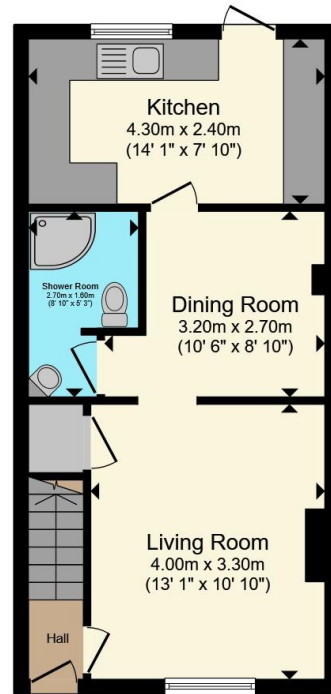
### Rear

Having a paved patio area and laid to lawn

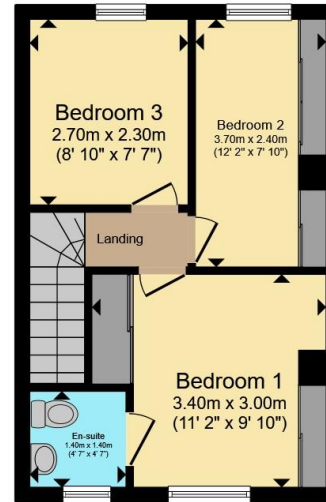








**Ground Floor**



**First Floor**

Total floor area 69.2 m<sup>2</sup> (745 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
CANNOCK WS11 1AH

EPC Rating: D Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK108758](http://connells.co.uk/Property/CNK108758)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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