Connells

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for sale

guide price **£130,000** **Freehold**



Hereford Street Walsall WS2 7BJ

A lovely two-bedroom house situated on Hereford Street, WS2, offering comfortable living accommodation, a welcoming atmosphere and convenient access to local amenities, schools and transport links. Ideal for couples, small families or first-time buyers.



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The Property Ombudsman

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Property Details

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.

Porch

With a double glazed door and window to the front.

Lounge

With a double glazed bay window to the front and a gas central heated radiator.

Second Reception Room

With a double glazed window to the rear, gas central heated radiator and the stairs leading to the first floor.

Kitchen

With a range of wall and base units with inset sink drainer, plumbing, cooker point, double glazed window and door to the side.

Additional Room

With a double glazed french doors to the rear and a gas central heated radiator.

Bedroom One

With a double glazed window to the front and a gas central heated radiator.

Bedroom Two

With a double glazed window to the rear, gas central heated radiator, loft access in the storage cupboard.

Bathroom

A bathroom suite to comprise of bath with shower fitting, low level w.c, wash hand basin, gas central heated radiator.

Rear Garden

Small courtyard garden with vehicle access with additional plot to the rear.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







To view this property please contact Connells on

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57-59 Bridge Street
WALSALL WS1 1JQ

Property Ref: WSL319349 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: A

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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