



Upper Landywood Lane | Walsall | WS6 7AU

Auction Guide £145,000

 **Webbs**  
estate agents

## Summary

**\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\* SOUGHT AFTER LOCATION \*\* THREE BEDROOMS \*\* LARGE LOUNGE DINER \*\* VIEWING VIA THE AGENT ON 01543 468846 \*\* AUCTION TO END 28/05/2026\*\***

Webbs Estate Agents are pleased to offer for sale by Modern Method of Auction a traditional end terraced home in a highly sought after location. In brief consisting of a large through lounge diner, kitchen, rear entrance and a large ground floor bathroom.

To the first floor there are three bedrooms and a guest WC, having an enclosed rear garden with gated access to the front, EARLY VIEWING ADVISED.

### Auctioneer 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.

## Key Features

- FOR SALE BY MODERN METHOD OF AUCTION
- WC ON THE FIRST FLOOR
- EXCELLENT TRANSPORT LINKS
- GOOD SIZED KITCHEN
- TRADITIONAL END TERRACED
- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- LARGE THROUGH LOUNGE DINER
- FIVE PIECE GROUND FLOOR BATHROOM
- VIEWING VIA AGENT 01543 468846

## Rooms and Dimensions

### LARGE THROUGH LOUNGE DINER

27'7" x 12'0" (8.430 x 3.665)

### KITCHEN

14'7" x 7'0" (4.465 x 2.138)

### REAR ENTRANCE HALL

### LARGE GROUND FLOOR BATHROOM

68'2" x 8'2" (20.791 x 2.498)

### LANDING

### BEDROOM ONE

12'0" x 12'0" (3.680 x 3.675)

### BEDROOM TWO

12'1" x 9'1" (3.685 x 2.782)

### BEDROOM THREE

9'7" x 7'1" (2.926 x 2.163)

### GUEST WC

### ENCLOSED REAR GARDEN

### IDENTIFICATION CHECKS - C

### Auctioneer Comments







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by 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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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lowest energy costs <b>100-120 kWh/m<sup>2</sup>/year</b> <b>A</b>		Best environmental impact - lowest CO <sub>2</sub> emissions <b>10-15 g/kWh</b> <b>A</b>	
<b>120-135 kWh/m<sup>2</sup>/year</b> <b>B</b>		<b>15-20 g/kWh</b> <b>B</b>	
<b>135-150 kWh/m<sup>2</sup>/year</b> <b>C</b>		<b>20-25 g/kWh</b> <b>C</b>	
<b>150-170 kWh/m<sup>2</sup>/year</b> <b>D</b>		<b>25-30 g/kWh</b> <b>D</b>	
<b>170-200 kWh/m<sup>2</sup>/year</b> <b>E</b>		<b>30-35 g/kWh</b> <b>E</b>	
<b>200-250 kWh/m<sup>2</sup>/year</b> <b>F</b>		<b>35-45 g/kWh</b> <b>F</b>	
<b>250-300 kWh/m<sup>2</sup>/year</b> <b>G</b>		<b>45-55 g/kWh</b> <b>G</b>	
<small>Not energy efficient - higher energy costs</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

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