



Connells

Flaxley Road
RUGELEY



Property Description

A fantastic opportunity for investors, developers and owner-occupiers alike, this three-bedroom mid-terraced property occupies a pleasant cul-de-sac position within a highly sought-after residential area of Rugeley and offers tremendous scope for improvement and value enhancement. Requiring a programme of modernisation throughout, the property presents the perfect blank canvas for purchasers looking to create a home tailored to their own tastes and requirements. The existing accommodation is generously proportioned and includes a spacious lounge providing ample room for both living and dining furniture, together with a fitted kitchen incorporating a useful breakfast area, making it an ideal space for everyday family living. To the first floor are three well-sized bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens, while neighbouring properties suggest potential, subject to obtaining the necessary planning consents and approvals, for extension and reconfiguration to further increase the living accommodation. There may also be scope to create off-road parking or a driveway, subject to the relevant permissions. Situated within easy reach of local amenities, schools, transport links and the surrounding countryside, this property combines a desirable location with outstanding potential, making it an attractive proposition for those seeking a renovation project with excellent future prospects.



****Early viewing is strongly recommended****

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.

Entrance Hallway

Living Room

19' 3" x 11' 1" (5.87m x 3.38m)

Kitchen

16' 5" x 10' 11" (5.00m x 3.33m)

First Floor Landing

Bedroom One

11' 2" x 10' (3.40m x 3.05m)

Bedroom Two

13' 4" max x 8' 9" max (4.06m max x 2.67m max)

Bedroom Three

10' 10" x 6' 3" (3.30m x 1.91m)

Bathroom

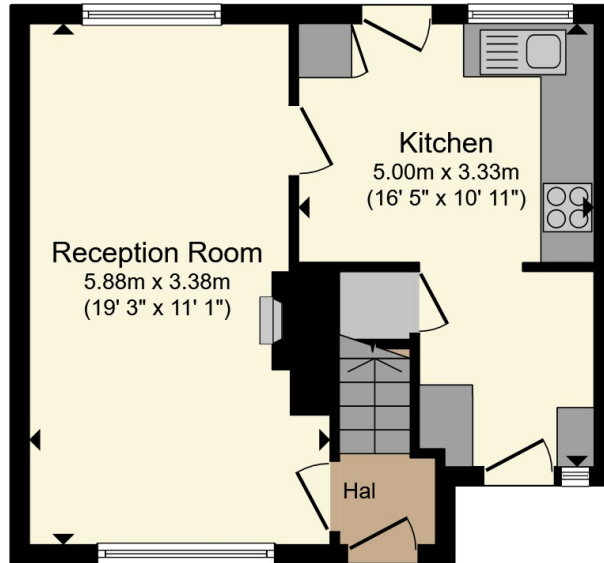
Wc

Pleasant Rear Garden

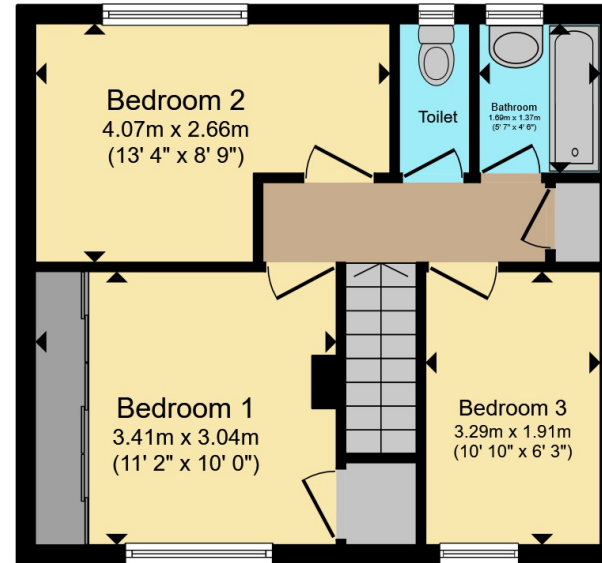








Ground Floor



First Floor

Total floor area 73.2 m² (788 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



To view this property please contact Connells on

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11-13 Bore Street
LICHFIELD WS13 6LZ

EPC Rating: C Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LFD312139



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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