



Connells

Wolverhampton Road West
WALSALL



Property Description

Fantastic opportunity to purchase this extended three bedroom semi-detached family home benefiting from no upward chain. The property offers spacious living accommodation throughout in a popular residential location and in brief comprises of two reception rooms, kitchen, w.c, wet room, rear garden and garage.

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.

Access Via

A front door opening into porch entrance with further door to:

Entrance Hall

Having stairs rising to first floor, radiator and doors to:

Cloakroom W.C

Having a window to garage and low level w.c.

Front Reception Room

13' 1" x 11' 10" (3.99m x 3.61m)

Having a double glazed bay window to the front, electric fire place and radiator.

Lounge

20' 4" x 11' 10" (6.20m x 3.61m)

Having sliding patio doors to rear garden, gas fire place and two radiators.

Kitchen

17' 5" x 7' 10" (5.31m x 2.39m)

Having double glazed windows to the rear and side, door to rear garden, fitted kitchen with wall and base units and work tops over, stainless steel sink and drainer, double oven and hob, breakfast bar and boiler.

First Floor

Landing

Having a double glazed window to the side, loft access (boarded) and doors to:

Bedroom One

12' 2" x 11' 6" (3.71m x 3.51m)

Having a double glazed window to the rear and radiator.

Bedroom Two

12' 2" x 11' 6" (3.71m x 3.51m)

Having a double glazed window to the front and radiator.

Bedroom Three

8' 6" x 7' 3" (2.59m x 2.21m)

Having a double glazed window to the front and radiator.

Wet Room

7' 7" x 7' 3" (2.31m x 2.21m)

Having a double glazed window to the rear, walk in electric shower, low level w.c and hand was basin.

Outside

To the front of the property is a driveway for off road parking.

To the rear of the property is an enclosed lawned garden with slabbed patio area.

Garage

17' 5" x 8' 6" (5.31m x 2.59m)

Having up and over door.

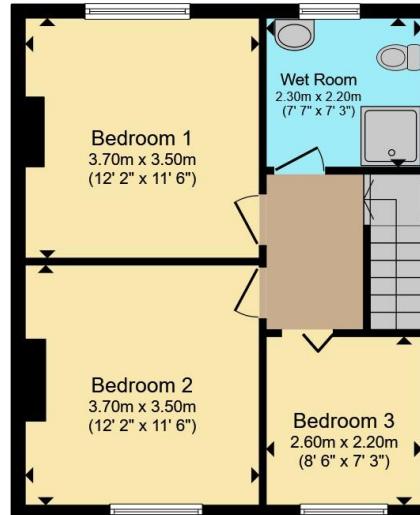








Ground Floor



First Floor

Total floor area 120.6 m² (1,298 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

Connells

To view this property please contact Connells on

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57-59 Bridge Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WSL318306



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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