



**Harden Road, Harden Walsall WS3 1EN**

**welcome to**

## **Harden Road, Harden Walsall**

A newly refurbished four bedroom semi detached property with excellent local amenities including shops, schools and transport links for both Walsall and Bloxwich town centres.

### **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.

### **Agency Note**

Council Tax Band is C

### **Entrance Hall**

Radiator and under stairs storage cupboard.

### **Through Lounge**

Double glazed bay window to front, double glazed

doors to rear garden and radiator.

### **Kitchen**

New fitted kitchen with wall and base units with integrated hob and oven, double glazed window to rear.

### **Ground Floor Shower Room**

Shower enclosure, w.c and wash hand basin.

### **Ground Floor Bedroom**

Double glazed window to front and radiator.

### **Bedroom One**

Double glazed window, fitted wardrobes and radiator.

### **Bedroom Three**

Double glazed window and radiator.

### **Bedroom Four**

Double glazed window to front and radiator.





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## Harden Road, Harden Walsall

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN
- NEWLY REFURBISHED

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

guide price

**£200,000**



Total floor area 127.9 m<sup>2</sup> (1,376 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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Property Ref:  
GRB112374 - 0003

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