



Connells

View Street
Hednesford Cannock

View Street Hednesford, Cannock, WS12 4JQ

for sale guide price
£160,000



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

Lounge

11' 5" x 18' 3" (3.48m x 5.56m)

Having a double glazed bay window to the front aspect with secondary glazing also, a double glazed window to the side aspect, marble hearth, wooden fireplace with gas fire, radiator, ceiling light point with fan, door to the porch, telephone point, door to the kitchen, door to the sun room and door to the hallway

Kitchen

11' 8" x 8' 8" (3.56m x 2.64m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, tiled splash-backs, space for appliances, tiled flooring, double glazed window to the front aspect with secondary glazing also and door to the side proving access to the rear garden

Sun Room

8' 3" x 18' 6" (2.51m x 5.64m)

Having a gas fireplace, single glazed windows, wall lights, carpeted flooring and double doors to the rear garden

Bedroom 1

11' 5" x 13' 9" (3.48m x 4.19m)

Having a double glazed window to the rear aspect with secondary glazing also, ceiling light point, fitted wardrobes and radiator

Bedroom 2

11' 8" x 10' 2" (3.56m x 3.10m)

Having double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator

Bedroom 3

8' 5" x 6' 8" (2.57m x 2.03m)

Having a double glazed window with secondary glazing to the side access, radiator and ceiling light point

Wet Room

Being a wet room and having a double glazed windows to the side aspect, WC, wash hand basin, walk in shower with shower curtain surround, radiator, ceiling light point and lino flooring

Outside

Front

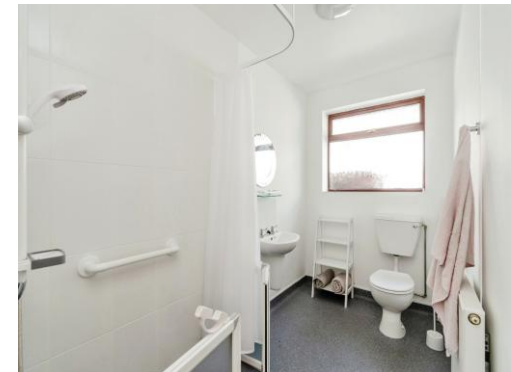
Having gates infront of the driveway, a brick paved driveway, grassed front lawn, access to garage and side access to the rear garden

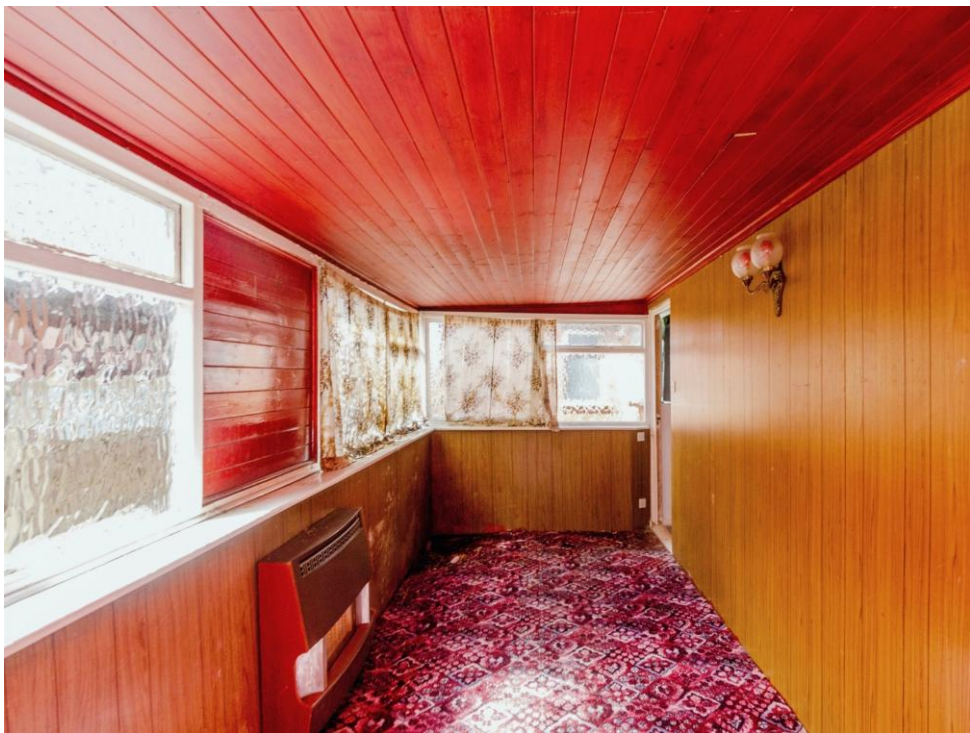
Rear

Being a private garden and having a patio area and laid to lawn

Garage

Having an up and over door









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.focalagent.com

To view this property please contact Connells on

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10-12 Wolverhampton Road
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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