



Connells

Charlemonte Close
Hednesford, Cannock

Charlemonte Close Hednesford, Cannock, WS12 2NH

for sale guide price
£135,000



CONNELLS ESTATE AGENTS are pleased to market For Sale this MID TERRACE property located in Hednesford, Cannock. A perfect property for first time buyers or investors with ample amount of opportunity and space!

To the Ground Floor the property briefly comprises of an entrance porch, open plan living area leading to the kitchen diner.

To the First Floor having THREE bedrooms and a family bathroom.

Externally benefiting from having an enclosed rear garden and parking to the front of the property.

This property is perfectly located in a desirable area within a short distance of the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history. The property also benefits from being close to Hednesford Hills Local Nature Reserve, local amenities and having excellent transport links.

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.

Ground Floor

Entrance Porch

Having double glazed windows to the front and side aspects with a door leading into living area.

Living Room

Having a radiator, ceiling light point, stairs leading to first floor, open archway into kitchen, double glazed window to the front aspect.

Kitchen / Diner

Being a fitted kitchen with a range of wall, base and drawers units with laminate worktops across, integrated oven with induction hob above, sink with drainer, space and plumbing for appliances, space for fridge/freezer, space for dining furniture, ceiling light points, radiator, double glazed windows and UPVC door to the rear aspect.

First Floor

Landing

Having a ceiling light point, doors to bedrooms and bathroom, storage cupboard, loft hatch access.

Bedroom 1

Having a ceiling light point, radiator, storage cupboard, double glazed window to the front aspect.

Bedroom 2

Having a radiator, ceiling light point, double glazed window to the rear aspect.

Bedroom 3

Having a radiator, ceiling light point, double glazed window to the front aspect.

Bathroom

Having a WC and hand wash basin vanity unit with storage below, bathtub with shower above, radiator, ceiling light point, tiled splashbacks, double glazed window to the rear aspect.

Outside

Front

Having a laid to lawn area with pathway, suitable for off road parking.

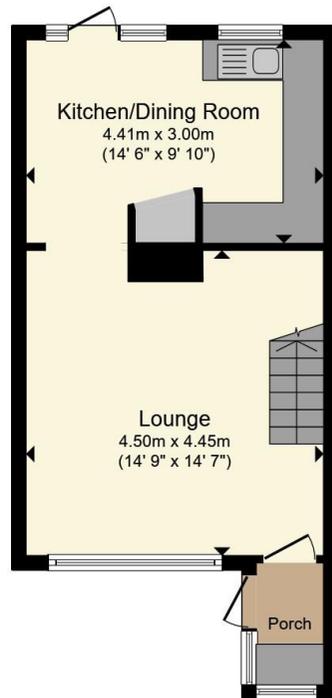
Rear

Being an enclosed rear garden with laid to lawn.

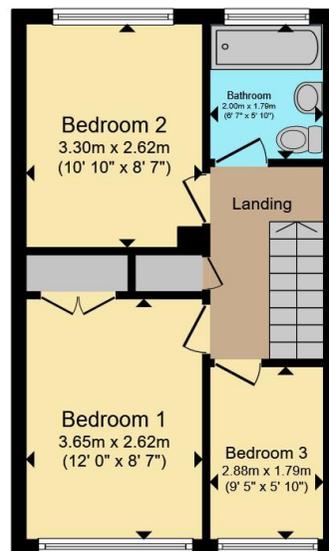








Ground Floor



First Floor

Total floor area 68.9 m² (742 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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EPC Rating: C Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/CNK108537



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.

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