Connells

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for sale

guide price **£165,000** **Leasehold**



# Fairfield Close Cannock WS12 3TU

CONNELLS are pleased to present to the market this TWO BEDROOM DETACHED BUNGALOW, having TWO reception rooms, GARAGE & NO CHAIN!



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# Property Details

**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.

## Hallway

Having a double glazed front entrance door, laminate flooring, ceiling light point and doors to kitchen and living room

## Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and a half bowl sink with drainer, integrated oven with 4 point gas hob and cooker-hood over, tiled splash-backs, plumbing for the washing machine, space for appliances, radiator, ceiling light point, laminate flooring, double glazed window to the side aspect and a double glazed door to the rear garden

## Living Room

Having a double glazed window to the front aspect, radiator, two ceiling light points, wall lights, electric fireplace with surround, laminate flooring and door to inner hallway

## Inner Hallway

Having laminate flooring, ceiling light point, storage cupboard and doors to lounge, bedrooms and bathroom

## Bathroom

## Bedroom 1

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

## Bedroom 2

Having double glazed French doors to the conservatory, radiator, ceiling light point and laminate flooring

## Conservatory

Having double glazed windows and doors to the rear garden,

## Outside

## Front

Having a tarmac driveway suitable for multiple vehicles, lawn area, a variety of shrubs and gated side access to the garage

## Rear

Having a paved patio area, garage access and a raised lawn area with a variety of shrubs

## Garage

Having an up & over door to the front and double glazed door to the side, power and lighting

## Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.







To view this property please contact Connells on

**T 01543 500923**
**E cannock@connells.co.uk**

10-12 Wolverhampton Road
CANNOCK WS11 1AH

Property Ref: CNK109275 - 0002

Tenure:Leasehold  EPC Rating: D

Council Tax Band: C  Service Charge: Ask Agent

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1978. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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