





## Property Description

CONNELLS ESTATE AGENTS are pleased to market this three bedroom semi-detached property, situated in Stafford near to commuting links, shops and Stafford town centre.

In brief the property compromises of: Entrance hall, Lounge, Kitchen and Downstairs W.C, with stairs leading to first floor landing, Three Bedrooms, Family Bathroom and separate W.C.

Externally to the front there is a gated courtyard area, with the rear garden low maintenance with a patio seating area, raised decking area and a storage shed.

## 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.

## Internally

### Entrance Hallway

Having front door access, stairs and stairlift access to first floor and doors into;

### Lounge

18' 5" x 13' ( 5.61m x 3.96m )

Having double glazed windows and patio doors to rear, electric fireplace, radiator and carpet flooring.

## Kitchen

10' 7" x 10' ( 3.23m x 3.05m )

Having double glazed window to front, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, stainless steel sink and drainer, space and plumbing for appliances and radiator.

## Utility Room

Having double glazed window to side and base units incorporating laminate work surfaces over.

## Downstairs W.C

Having W.C and access via veranda.

## First Floor Landing

Having stairs leading from entrance hallway, loft access and doors leading into;

## Bedroom One

13' x 10' ( 3.96m x 3.05m )

Having double glazed window to rear, fitted wardrobes, radiator and carpet flooring.

## Bedroom Two

11' 2" x 8' ( 3.40m x 2.44m )

Having double glazed window to rear, radiator and carpet flooring.

## Bedroom Three

12' 7" x 6' 10" ( 3.84m x 2.08m )

Having double glazed window to front, radiator and carpet flooring.

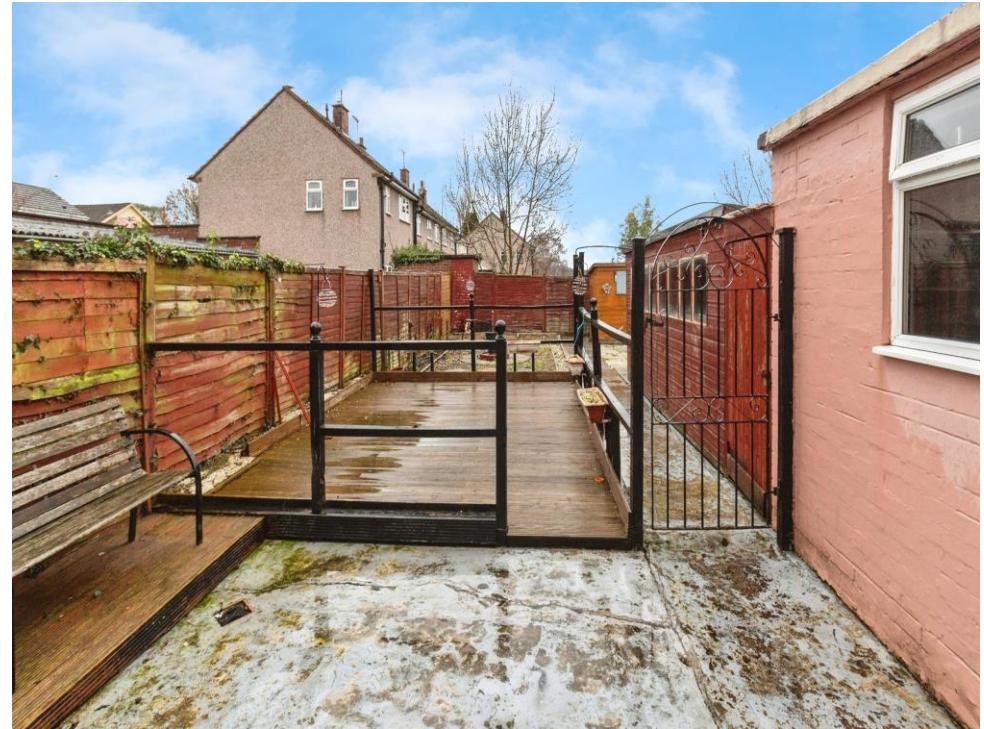
## Shower Room

Having wash hand basin with vanity, shower cubicle with overhead shower, tiled walls and separate W.C with window to side.

## Externally

Having gated courtyard to front and rear garden with patio seating area, decking and storage shed.









**Ground Floor**

**First Floor**

Total floor area 89.6 m<sup>2</sup> (965 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)

**Connells**

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Unit 3C, Salter Street  
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EPC Rating:  
 Awaited

Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/STD107748](http://connells.co.uk/Property/STD107748)**



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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