



Connells

Melrose Drive
Hednesford, Cannock

Melrose Drive Hednesford, Cannock, WS12 4LU

for sale guide price
£240,000



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 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.

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.



Ground Floor

Entrance Hallway

Having stairs to the first floor, radiator, ceiling light point and access to the kitchen and the living room

Living Room

Having laminate flooring, a double glazed windows to the rear and side aspect, electric fire and surround, ceiling light point, wall lights, space for dining furniture,

Kitchen

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over, double sink with drainer, integrated oven with four ring gas hob above, extractor fan, space and plumbing for appliances, space for fridge / freezer, tiled splashbacks, tiled flooring, ceiling light point, door to side aspect, double glazed window to the rear aspect.

First Floor

Landing

Having doors to all bedrooms and family bathroom

Bedroom 1

Having a double glazed window, radiator and ceiling light point

Bedroom 2

Having a double glazed window, radiator and ceiling light point

Bedroom 3

Having a double glazed window, radiator and ceiling light point

Bathroom

Having a WC and hand wash basin vanity unit with storage beneath, bathtub, fully tiled walls and floor, ceiling light point, chrome heated rail and a double glazed window

Outside

Front

Being situated on a corner plot with parking for multiple vehicles and access to the garage

Rear

Being an enclosed rear garden with laid to lawn

Garage

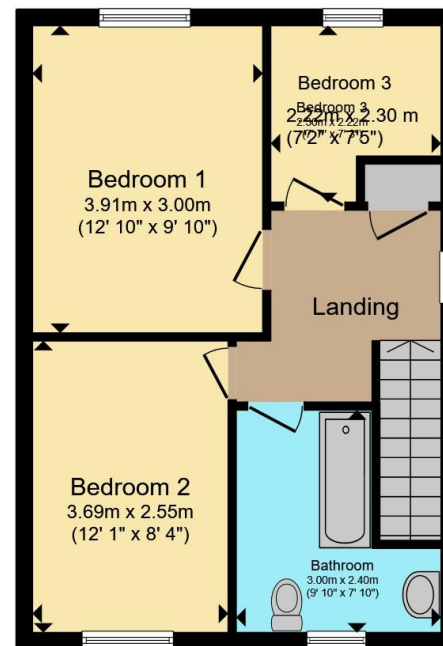








Ground Floor



First Floor

Total floor area 98.8 m² (1,064 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

Connells

To view this property please contact Connells on

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10-12 Wolverhampton Road
CANNOCK WS11 1AH

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CNK109125



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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