





Property Description

Nestled in a desirable location, this property offers an inviting living space that will instantly feel like home.

As you enter, you'll be greeted by a spacious lounge that provides the perfect backdrop for relaxation and family moments. The extended kitchen is a true highlight, offering ample dining space and a modern feel that will inspire your culinary adventures. The convenience of a downstairs WC adds that extra touch of practicality every homeowner dreams about.

Upstairs, two generously sized bedrooms await, promising peaceful nights and personal sanctuary. The family bathroom completes the first floor, providing all the comfort and functionality you need.

But the magic doesn't stop inside! Step outside to discover a delightful rear garden featuring a well-maintained lawn and a charming patio – ideal for summer barbecues or quiet morning coffees. The added bonus of a private driveway means hassle-free parking right at your doorstep.

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.

Entrance Hallway

Double glazed entrance door to front, stairs to first floor landing and door to the lounge.

Lounge

11' 3" x 13' 7" (3.43m x 4.14m)

Double glazed window to front, carpet, ceiling light point, radiator and doors to the kitchen.

Kitchen/ Diner

11' 5" x 13' 4" (3.48m x 4.06m)

Double glazed window to rear, fitted with a range of wall and base units with work surfaces over, sink and drainer, plumbing for washing machine, space for appliances, integrated cooker hood, ceiling light point and door to rear hallway.

Rear Hallway

Doors to WC and under stairs storage cupboard, plus a double glazed door to the rear garden.

W.C

Double glazed window to side, WC, tiled floor and ceiling light point.

First Floor Landing

Double glazed window to side, doors to bedrooms and bathroom.

Bedroom One

11' 8" x 9' 7" (3.56m x 2.92m)

Double glazed window to front, fitted wardrobes, carpet, ceiling light point and radiator.

Bedroom Two

10' 1" x 8' 2" (3.07m x 2.49m)

Double glazed window to rear, carpet, ceiling light point and radiator.

Bathroom

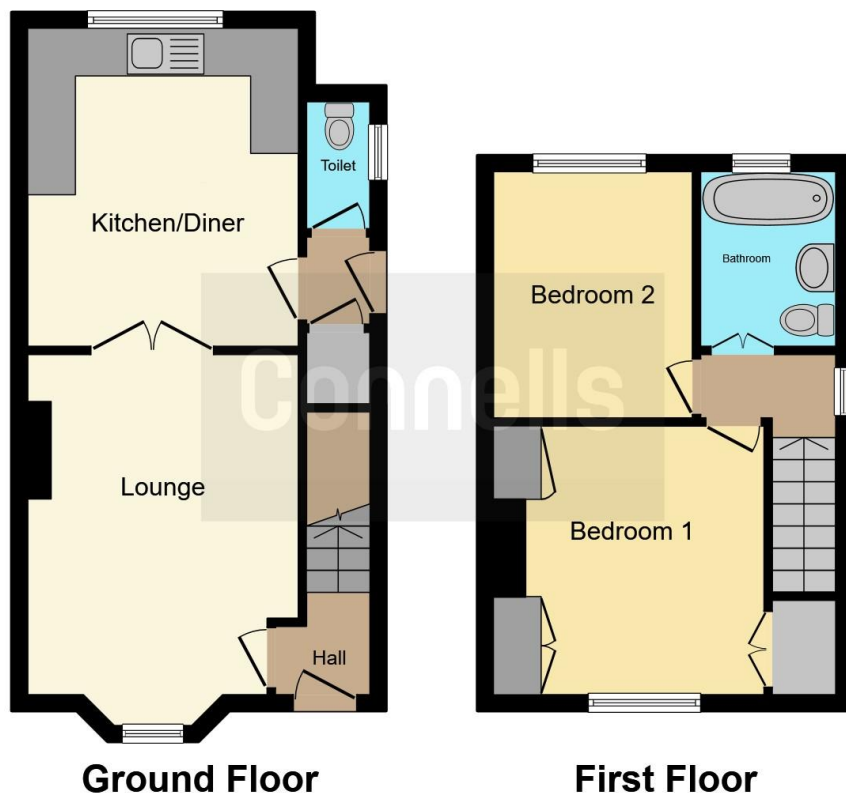
Double glazed window to rear, bath with shower over, WC, wash hand basin, tiled floor and ceiling light point.

Outside

Front:
Gravelled driveway

Rear:
Patio, lawn and side access.





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

T 0121 556 2338
E wednesbury@connells.co.uk

22 Spring Head
 WEDNESBURY WS10 9AD

EPC Rating: D Council Tax
 Band: A

view this property online connells.co.uk/Property/WED312530

Tenure: Freehold



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WED312530 - 0002

