



Church Road, Pelsall, Walsall, WS3 4QW - No Upward Chain

Guide Price £170,000

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MODERN METHOD OF AUCTION

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The seller will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

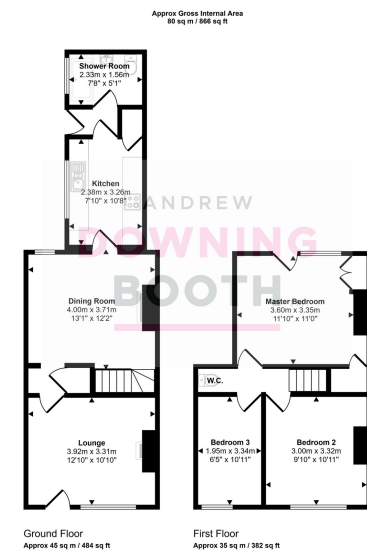
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Discover this charming three-bedroom home on Church Road, Pelsall, offered with no upward chain, providing comfortable living spaces and a convenient location. This property is an excellent opportunity for those looking to establish themselves in a well-regarded area.

Church Road is situated in the desirable village of Pelsall, known for its friendly community atmosphere and access to local amenities. Residents can enjoy nearby green open spaces, ideal for recreation and relaxation. The village offers a range of local shops, eateries, and good schools. Excellent transport links, including accessible road networks, connect Pelsall to Walsall, Aldridge, and further afield, making it an attractive location for commuters.

Upon entering, you are greeted by a welcoming living room, leading through to a versatile sitting/dining room. The thoughtfully designed kitchen provides a practical and efficient space. Upstairs, three well-proportioned bedrooms offer comfortable retreats, complemented by a modern family bathroom. The property further benefits from





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any errors, omissions or misstatements. Icons of items such as bathroom scales are representative only and may not look like the real items. Made with Magic Shaggy 360.

- Modern Method Of Auction
- No Upward Chain
- Contemporary Family Bathroom
- EPC Rating: B
- Three Bedroom Terraced Property
- Two Spacious Reception Rooms
- Spacious Rear Garden With Rear Parking
- Council Tax Band: B

