



Connells

Chapel Street
Heath Hayes, Cannock



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

Lounge

Having a double glazed front entrance door, double glazed window to the front aspect, radiator, ceiling light point, laminate flooring and door to dining room

Dining Room

Having a double glazed window to the rear aspect, radiator, ceiling light point, laminate flooring, door to kitchen and door for access to the stairs leading to the first floor

Kitchen/Utility

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, tiled splash-backs, plumbing, space for appliances, ceiling light point, tiled flooring, three double glazed windows to the side aspect

First Floor

Landing

Having carpeted flooring, radiator, ceiling light point and doors to bedrooms and bathroom

Bedroom 1

Having a double glazed window to the front aspect, radiator, ceiling light point and carpeted flooring

Bedroom 2

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

Shower Room

Having a double glazed window to the side aspect, WC, wash hand basin, shower cubicle, ceiling light point and laminate flooring

Outside

Front

Having a low level brick wall, paved pathway to the front entrance door and side access

Rear

Having a paved patio area and side access

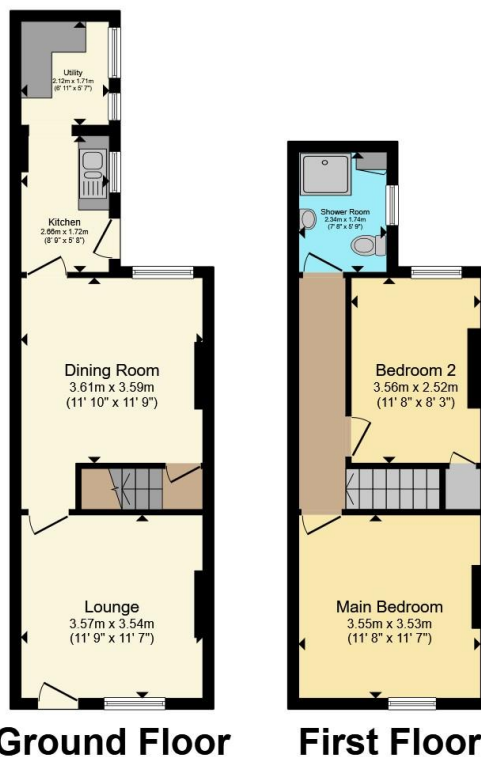
Agents Notes

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.









Total floor area 70.7 m² (761 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



To view this property please contact Connells on

T 01543 500923
E cannock@connells.co.uk

10-12 Wolverhampton Road
 CANNOCK WS11 1AH

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/CNK109159



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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