



Connells

Dangerfield Lane
Wednesbury



Property Description

A fantastic opportunity on one of the areas most sought-after roads, this two bedroom semi-detached property offers excellent potential for buyers looking to create a home to their own taste and specification.

This property does require a significant programme of refurbishment and modernisation, making it ideally suited to those looking for a project or investment opportunity. While requiring considerable work, the property offers well proportioned accommodation and the potential to add value through improvement.

To the first floor, the property benefits from a lounge, kitchen and downstairs WC. To the first floor, the property has 2 double bedrooms and a family bathroom.

Ideally positioned on this highly popular and well-regarded road, the property benefits from being close to a range of local amenities, schools, transport links and everyday conveniences.

An exciting opportunity for renovation in a desirable location, early viewing is highly recommended.

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

Stairs leading to first floor landing. Door leading to lounge.

Lounge

13' 9" x 11' 7" (4.19m x 3.53m)

Bay window to front aspect of property.

Kitchen

11' 2" x 7' 3" (3.40m x 2.21m)

Base units with work tops over. Sink, drainer and space for appliance. Door leading to hallway and downstairs toilet.

Downstairs Toilet

WC.

First Floor Landing

Window to side aspect and doors leading to both bedrooms and bathroom.

Bedroom One

14' 5" x 11' 3" (4.39m x 3.43m)

Window to front aspect and storage cupboard.

Bedroom Two

10' 2" x 9' 6" (3.10m x 2.90m)

Window to rear aspect and storage cupboard.

Bathroom

Window to rear aspect, bath tub and wash hand basin.

Outside

Front::

Grassed front garden with slabbed pathway.

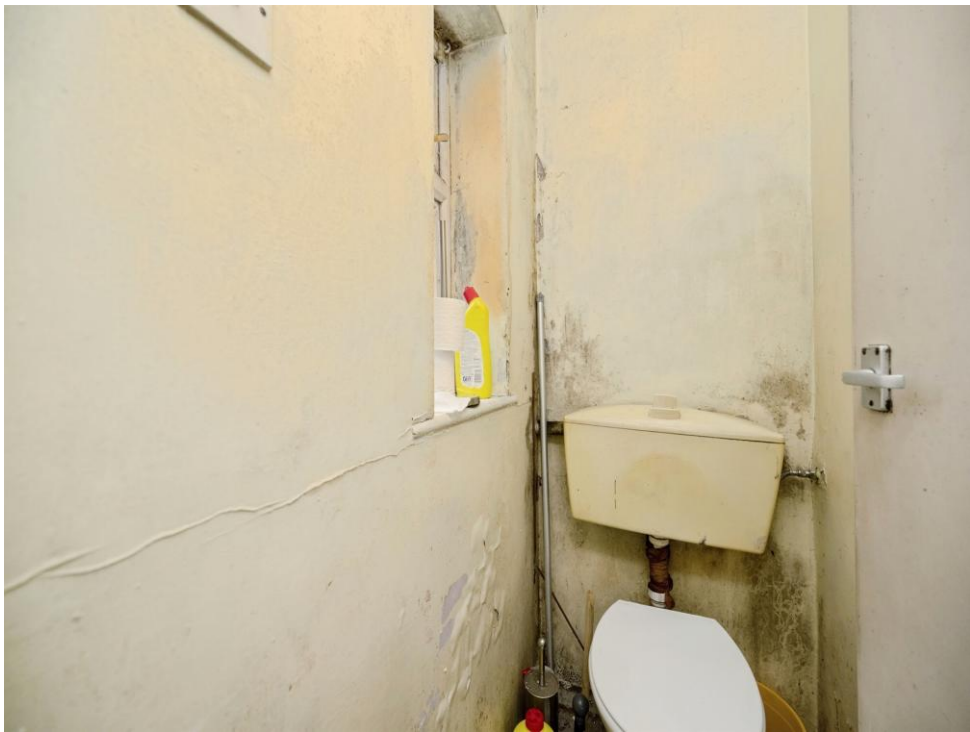
Rear:

Overgrown with various plants, bushes, shrubs and trees.

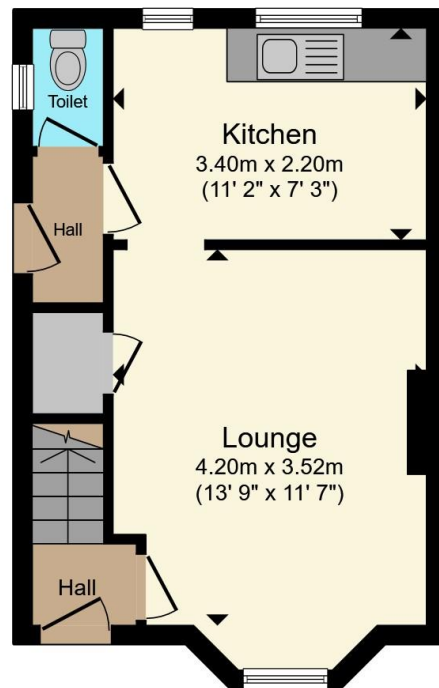
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

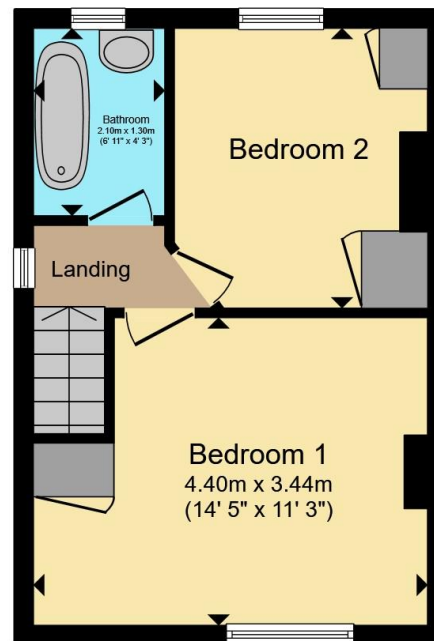








Ground Floor



First Floor

Total floor area 59.5 m² (640 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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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WED312569



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.

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