





## Property Description

Early inspection is advised on this three bedroom semi-detached family home conveniently positioned for motorway links. The property offers scope for modernisation throughout and briefly comprises of lounge, kitchen, utility, first floor bathroom and rear garden.

## 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.

## Access Via

A front door opening into:

## Entrance Hall

Having stairs rising to first floor and door to:

## Lounge

20' x 9' 10" ( 6.10m x 3.00m )  
Having a double glazed window to the front and rear, two radiators and fire place.

## Kitchen

9' 10" x 9' 10" ( 3.00m x 3.00m )  
Having a double glazed window to the rear, wall and base units with work tops over, one and a half bowl sink and drainer, space for appliances, plumbing for washing machine, complementary tiling and radiator.



## Utility Room

9' 10" x 6' 7" ( 3.00m x 2.01m )

Having a double glazed window and door to the side, complementary tiling and radiator.

## First Floor

### Landing

Having loft access, storage cupboard housing boiler and doors to:

### Bedroom One

13' 5" x 10' 2" ( 4.09m x 3.10m )

Having a double glazed window to the front, storage cupboard and radiator.

### Bedroom Two

12' 6" x 6' 3" ( 3.81m x 1.91m )

Having a double glazed window to the rear and radiator.

### Bedroom Three

9' 10" x 5' 11" ( 3.00m x 1.80m )

Having a double glazed window to the front, storage cupboard and radiator.

### Bathroom

Having a double glazed window to the rear, bath with electric shower, wash hand basin, low level w.c, complementary tiling and radiator.

## Outside

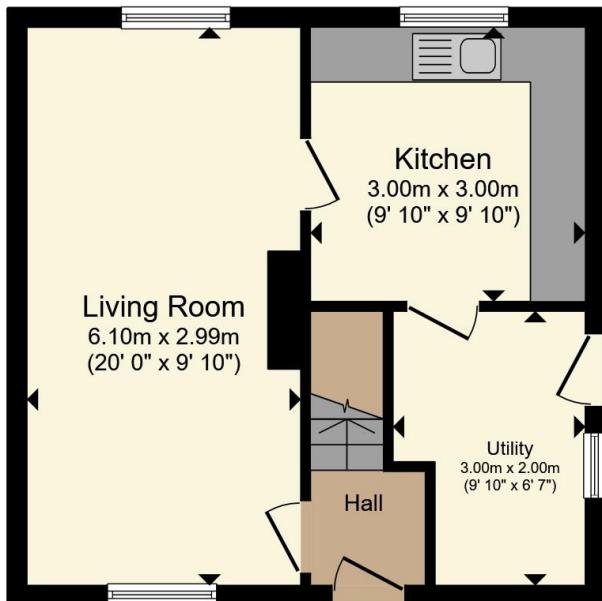
To the front of the property is gated access to the front.

To the rear of the property is a slabbed patio area, lawns, outside, tap, gated side access and panel fencing.

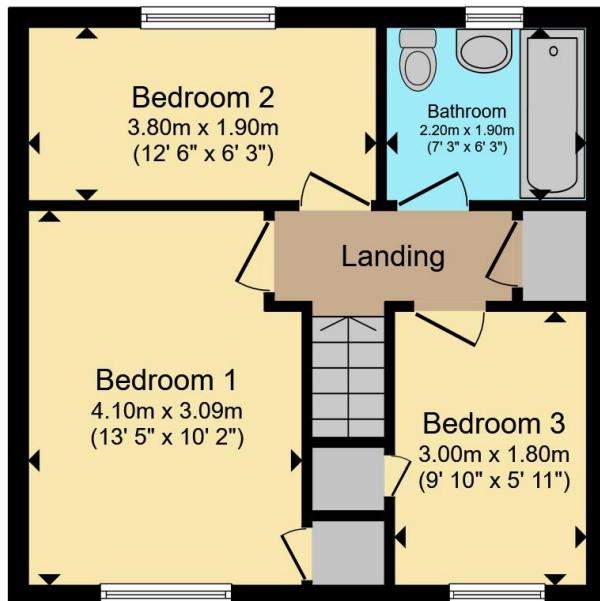








**Ground Floor**



**First Floor**

Total floor area 74.3 m<sup>2</sup> (800 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](http://www.propertybox.io)

**Connells**

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57-59 Bridge Street  
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EPC Rating: B    Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL318524](http://connells.co.uk/Property/WSL318524)**



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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