

# AUCTION

# SKITTS

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ESTATE AGENTS



**Coalway Road,  
Walsall, WS3 2PS**

**Guide Price £125,000**

01922 478104

**We Value Your Home**



**\*\* FOR SALE VIA MODERN METHOD OF AUCTION\*\*** - This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by i am sold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**Entrance Porch:** having front door in, double glazed window to the side, further entrance door leading to:

**Entrance Hall:** having radiator, stairs leading to the first floor

**Lounge:** 13' 1" x 12' 4" (3.98m x 3.77m) having double glazed window to the front, radiator

**Kitchen:** 15' 1" max x 12' 0" (4.61m x 3.66m) having a range of base units with work top over, inset stainless steel sink and drainer unit, laminate flooring, "Worcester" central heating boiler to wall, radiator, single glazed window to the rear

**Rear Lobby:** having doors leading off to the sun room and to:

**W.C.:** having W.C.

**Sun Room:** 12' 1" x 6' 2" (3.68m x 1.87m) having single glazed windows to the rear and side, single glazed doors opening to garden

### On The First Floor

**Landing:** having access to loft storage area, doors leading off to:

**Bedroom One:** 14' 2" x 9' 5" (4.33m x 2.87m) having double glazed window to the front, radiator

**Bedroom Two:** 11' 7" x 9' 4" (3.52m x 2.85m) having double glazed window to the rear, radiator

**Bedroom Three:** 9' 1" x 5' 11" (2.78m x 1.81m) having double glazed window to the front, built in storage







**Bathroom:** having suite comprising bath, W.C., wash hand basin, tiling to walls, double glazed window to the rear

**Outside:** To the front is a pathway leading to the front door, low maintenance garden with coloured gravel areas and occasional shrubs. Low maintenance garden to the rear with full patio with soil border and steps, door to garage at rear.

**Garage:** having vehicle access on service road to rear

**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**COUNCIL TAX BAND: A**  
**EPC RATING: C**

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

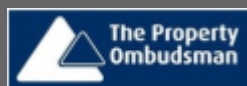
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



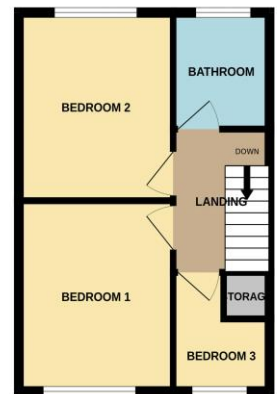
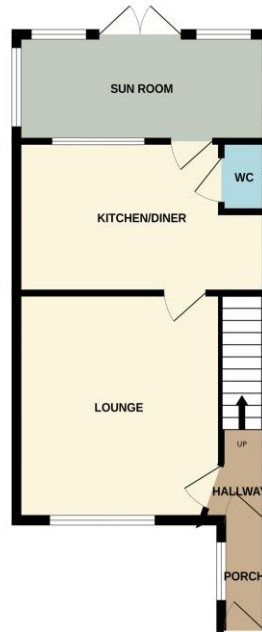
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GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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