



Chase Road, Brownhills
Walsall, WS8 6JD

Auction Guide Price £127,000

Brownhills

Auction Guide Price £127,000



A spacious and well-presented three bedroom terraced home conveniently located for transport links including A5 and M6.

The property briefly comprises storm porch, hallway, two reception rooms, conservatory, utility area, ground floor w.c. kitchen, three double bedrooms and shower room. Externally is off road parking to the front and a good-sized rear garden.

This Property is Being sold by Paul Carr Modern Auction. Modern Auction is a faster and secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,600 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Auction Terms and Conditions prior to solicitors being instructed.

If you require a copy of these documents, or for further information, please contact the Paul Carr Modern Auction Team.





Property Specification

THIS PROPERTY IS BEING SOLD BY MODERN AUCTION -
RESERVATION FEE APPLIES
THREE DOUBLE BEDROOM
TWO RECEPTION ROOMS
CONSERVATORY
UTILITY & GROUND FLOOR W.C.

Entrance Porch 7' 6" x 5' 11" (2.28m x 1.8m)

Entrance Hall

Lounge 59' 1" x 12' 0" (18m x 3.65m)

Dining Room 14' 0" x 11' 7" (4.26m x 3.53m)

Conservatory 9' 5" x 12' 8" (2.88m x 3.85m)

Kitchen 7' 1" x 9' 8" (2.15m x 2.94m)

Utility Area 6' 0" x 6' 4" (1.84m x 1.94m)

Guest WC

Bedroom One 13' 3" x 11' 11" (4.04m x 3.62m)

Bedroom Two 14' 2" x 11' 6" (4.32m x 3.50m)

Bedroom Three 9' 5" x 10' 8" (2.88m x 3.26m)

Shower Room

Agent's Note:

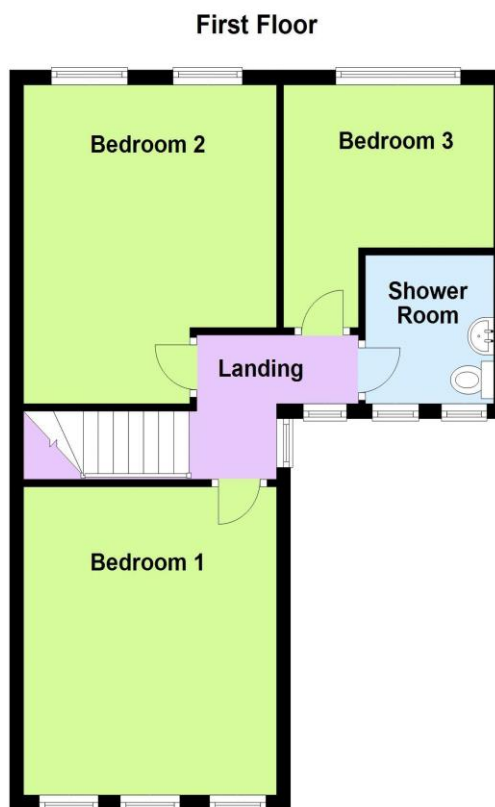
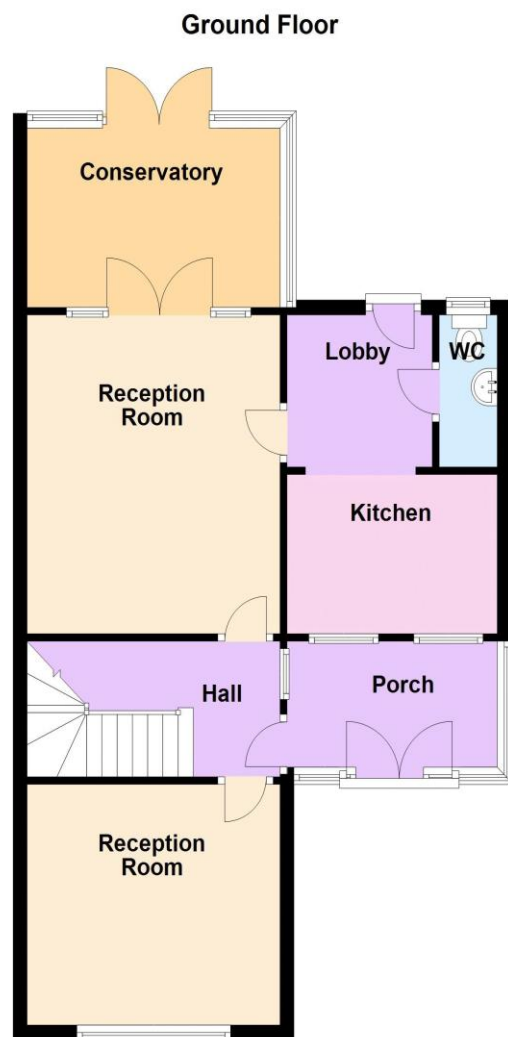
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 5th June 2024

Viewer's Note:

Services connected: Mains gas, electricity, water & drainage
Council tax band: A
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Map Location

