



Connells

Bloxwich Lane  
Walsall



### Property Description

Situated in the popular Bloxwich Lane in Walsall, this well presented three bedroom family home offers an ideal first time buyer opportunity.

The property briefly comprises of an inviting entrance hall, two spacious lounges, fitted kitchen/diner. To the first floor are three well-proportioned bedrooms and a shower room.

Externally, the property benefits from a private rear garden, perfect for outdoor enjoyment and a lawned fore garden.

Conveniently located close to local amenities, reputable schools, transport links, and Walsall town centre, the property offers excellent access to commuter routes and everyday conveniences.

Early viewing is highly recommended to fully appreciate the accommodation and potential on offer.

### 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, radiator and doors to:

## Lounge

Having a double glazed bay window to the front, feature fire place, under stairs storage cupboard and radiator.

## Dining Room

Having a double glazed door to rear garden, feature fire place and radiator.

## Kitchen

Having double glazed windows to the rear and side, fitted kitchen with wall and base units and work tops over, one and a half bowl stainless steel sink and drainer, integrated oven and hob with cooker hood over, plumbing for washing machine and double glazed door to rear garden.

## First Floor

### Landing

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

### Bedroom One

Having two double glazed windows to the front, fitted wardrobes and radiator.

### Bedroom Two

Having a double glazed window to the rear, fitted wardrobes and radiator.

### Bedroom Three

Having a double glazed window to the front, fitted wardrobes and radiator.

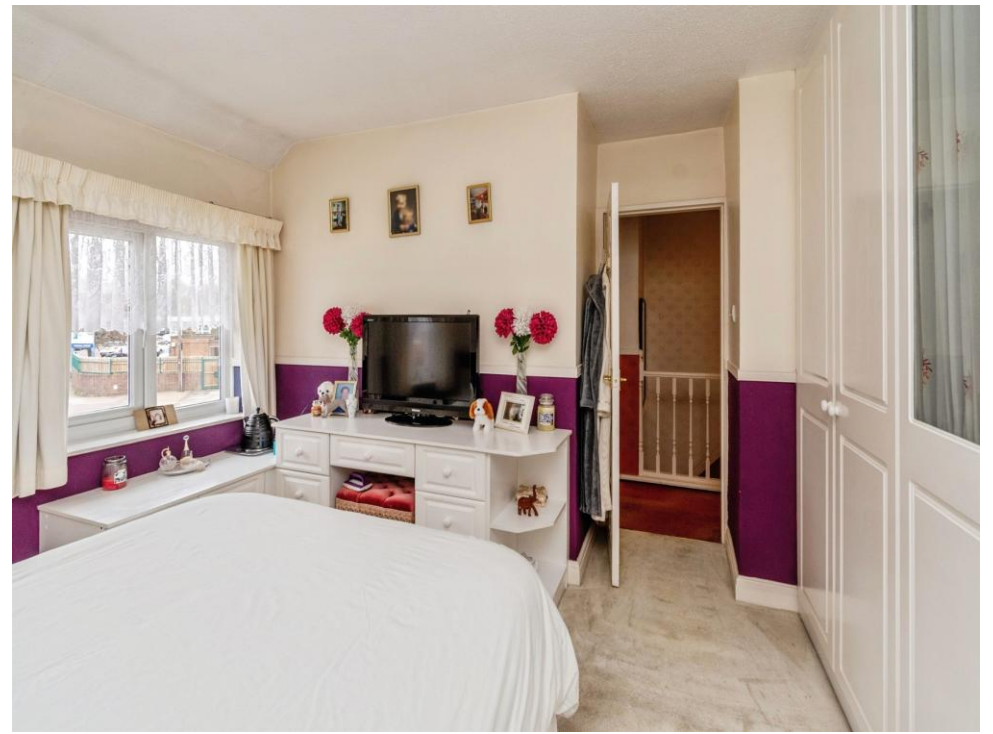
## Shower Room

Having two double glazed windows to the rear, shower cubicle, low level w.c, hand wash basin, complementary tiling and radiator.

## Outside

To the rear of the property is a slabbed patio area, astro turf, panel fencing, storage and outside tap.









Total floor area 98.1 m<sup>2</sup> (1,055 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)



To view this property please contact Connells on

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**E [walsall@connells.co.uk](mailto:walsall@connells.co.uk)**

57-59 Bridge Street  
 WALSALL WS1 1JQ

EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/WSL319004](http://connells.co.uk/Property/WSL319004)**



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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Property Ref: WSL319004 - 0003