



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**3 Roundhill Way, Brownhills,  
Walsall, West Midlands, WS8 7PW**

## **£130,000 Leasehold**

**\*\* FOR SALE BY MODERN AUCTION \*\*** Bill Tandy are delighted to offer for sale this modern Leasehold Semi-Detached House located on Roundhill Way, Brownhills. The property offers superb scope to be modernised and benefits from no upward chain. The property comprises a reception hall, lounge opening into the dining room, kitchen and conservatory. To the first floor are three bedrooms and shower room. Externally parking is found to front complimented with a shared side access to a useful rear appointed garage. Rear courtyard garden with further useful storage shed.



**THE PROPERTY IS ARRANGED ON TWO FLOORS TO COMPRISE**

**ON THE GROUND FLOOR**

**RECEPTION HALL**

**LOUNGE**

3.82m x 4.85m (12' 6" x 15' 11")

**DINING ROOM**

**KITCHEN**

2.17m x 4m MIN 4.5m max (7' 1" x 13' 1")

**CONSERVATORY**

**FIRST FLOOR LANDING**

**BEDROOM 1**

2.84m x 3.43m (9' 4" x 11' 3")

**BEDROOM 2**

2.85m MAX x 4.29m (9' 4" MAX x 14' 1")

**BEDROOM 3**

2.01m x 2.65m (6' 7" x 8' 8")

**SHOWER ROOM**

1.7m x 2.48m (5' 7" x 8' 2")

**OUTSIDE**

**PARKING**

Tarmac driveway to front, further shared side driveway leads to the rear appointed garage with gate to rear garden.



**REAR GARDEN**

Courtyard style garden with paved areas, raised borders, side gate access, rear appointed shed/workshop.

**GARAGE**

Set to the rear of the property accessed from a shared approach.

**COUNCIL TAX BAND B**

**LEASE DETAILS**

The property is Leasehold with 99 year lease from 24 June 1967.

With this in mind, this may affect your capability to obtain a mortgage. You may also wish to purchase the Freehold at a later date which normally can take place after 2 years of ownership. Further details should be checked via your solicitors before legal



commitment.

### **AUCTION DETAILS**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.



The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



### **VIEWING**

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.