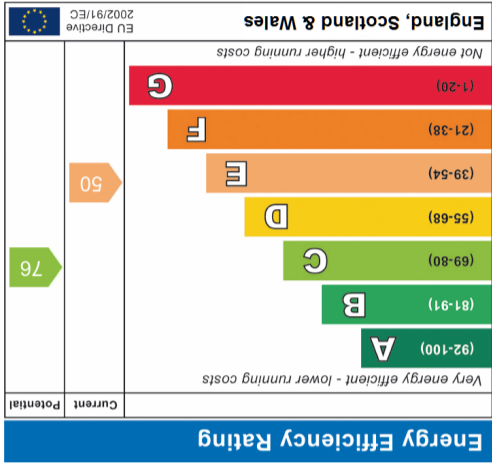
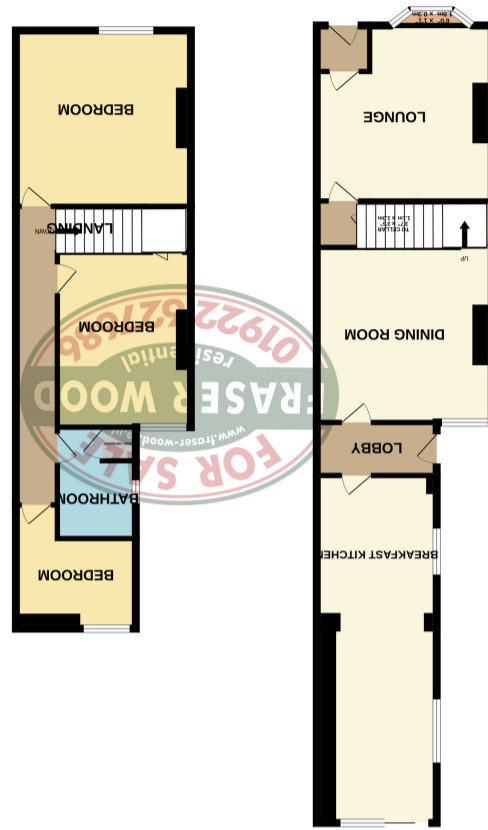




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

While every attempt has been made to ensure the accuracy of the description of the property, Fraser Wood is not responsible for any errors or omissions. The services, systems and appliances shown are not guaranteed and are subject to change without notice. The services, systems and appliances shown are not guaranteed and are subject to change without notice. The services, systems and appliances shown are not guaranteed and are subject to change without notice.



FOR SALE BY SECURE ONLINE BIDDING,  
235 Walsall Road, Great Wyrley, WS6 6NH

STARTING BID £170,000





## 235 WALSALL ROAD, GREAT WYRLEY

This conveniently situated semi-detached house is being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000.

The property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties

The property is being sold with the current tenant in occupation, who is currently paying £750 per calendar month (£9,000 per annum).

The property is well served by all local amenities and affording an excellent opportunity for the first time purchaser or investment buyer it briefly comprises the following: - (all measurements approximate)



### RECEPTION HALL

Having upvc entrance door and tiled floor.

### FRONT RECEPTION ROOM

3.96m x 3.95m (13' 0" x 13' 0") Having upvc double glazed square bay window to front, ceiling light point, radiator, coved cornices, wall light point, and fireplace surround.

### LOBBY

Having under stairs store cupboard and wooden flooring.

### REAR RECEPTION ROOM

3.96m x 3.95m (13' 0" x 13' 0") Having upvc double glazed window to side and rear, ceiling light point, radiator, coved cornices, two wall light points and wooden flooring.



### EXTENDED KITCHEN

2.700m x 7.85m (8' 10" x 25' 9") Having inset sink unit, wall, base and drawer cupboards, roll top working surfaces, tiled splashback surrounds, gas cooker point with extractor hood over, plumbing for automatic washing machine, appliance space, tiled floor, three ceiling lights points, radiator, upvc double glazed window to side and upvc double glazed sliding door to rear garden.

### FIRST FLOOR LANDING

Having two wall light points.

### BEDROOM ONE

3.97m x 3.96m (13' 0" x 13' 0") Having upvc double glazed window to front, ceiling light point, radiator, coved cornices and picture rails.

### BEDROOM TWO

3.05m x 3.98m (10' 0" x 13' 1") Having upvc double glazed window to rear, ceiling light point, central heating radiator, coved cornices and built in store cupboard with loft access.

### BEDROOM THREE

2.73m x 2.51m (8' 11" x 8' 3") Having upvc double glazed window to rear, ceiling light point, radiator and coved cornices.

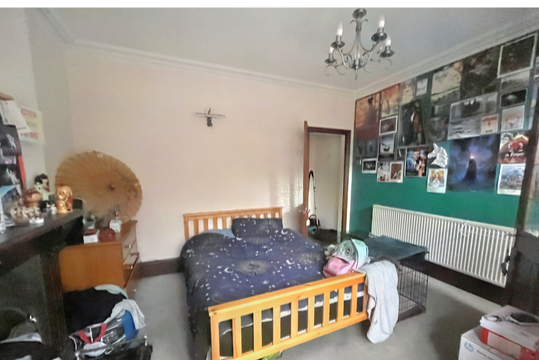
### BATHROOM

Having white suite comprising panelled bath with fitted shower unit, pedestal wash basin, low level WC, tiled splashback surrounds, pin spot lighting, heated towel rail, airing cupboard and upvc double glazed window to side.

### OUTSIDE

#### REAR GARDEN

Having enclosed rear garden with side gate, patio area, lawn, timber garden shed and brick built office/play room at rear of garden.



### Services

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

### Tenure

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds for confirmation and prospective purchasers are advised to clarify the position via their Solicitors.

### Council Tax

We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band B with South Staffordshire Council.

### Fixtures and fittings

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

### Viewing

By application to the Selling Agents on 01922 627686.

LS/05/04/23

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### Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

### AUCTIONEER'S COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

### The property is being sold via a transparent online auction

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.