



**Connells**

View Street  
Hednesford Cannock



### Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this Detached Bungalow located in Cannock.

Boasting tonnes of potential throughout, the property briefly comprises of an entrance porch, front lounge with a bay window and a fitted kitchen complete with plumbing for utility purposes. Having a further three bedrooms and a newly fitted wet room.

Externally benefiting from having a garden to the front complete with a brick paved driveway for off road parking and access to the garage. To the rear having a mature garden with paved patio area, laid to lawn and a variety of shrubs and bushes.

### 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.

### Porch

### Lounge

11' 5" x 18' 3" ( 3.48m x 5.56m )  
Having a double glazed bay window to the front aspect with secondary glazing also, a double glazed window to the side aspect, marble hearth, wooden fireplace with gas fire, radiator, ceiling light point with fan, door to the porch, telephone point, door to the kitchen, door to the sun room and door to the hallway

### Kitchen

11' 8" x 8' 8" ( 3.56m x 2.64m )  
Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, tiled splash-backs, space for appliances, tiled flooring, double glazed window to the front aspect with secondary glazing also and door to the side proving access to the rear garden

### Sun Room

8' 3" x 18' 6" ( 2.51m x 5.64m )  
Having a gas fireplace, single glazed windows, wall lights, carpeted flooring and double doors to the rear garden

### Bedroom 1

11' 5" x 13' 9" ( 3.48m x 4.19m )

Having a double glazed window to the rear aspect with secondary glazing also, ceiling light point, fitted wardrobes and radiator

### Bedroom 2

11' 8" x 10' 2" ( 3.56m x 3.10m )

Having double glazed window to the rear aspect, carpeted flooring, ceiling light point and a radiator

### Bedroom 3

8' 5" x 6' 8" ( 2.57m x 2.03m )

Having a double glazed window with secondary glazing to the side access, radiator and ceiling light point

### Wet Room

Being a wet room and having a double glazed windows to the side aspect. WC, wash hand basin, walk in shower with shower curtain surround, radiator, ceiling light point and lino flooring

### Outside

#### Front

Having gates in front of the driveway, a brick paved driveway, grassed front lawn, access to garage and side access to the rear garden

#### Rear

Being a private garden and having a patio area and laid to lawn

### Garage

Having an up and over door





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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/CNK108712](http://connells.co.uk/Property/CNK108712)**



Tenure: Freehold



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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