

Residential for improvement

8 Farmstead Close, Walsall, West Midlands WS1 4PA

***GUIDE PRICE:**

£88,500 PLUS (plus fees)

Residential for Improvement

Set in a quiet cul-de-sac, this modern semi detached property offers an ideal opportunity for a first time buyer or investor who is prepared to put in a little work to tidy it up. With gas fired central heating, the property is conveniently located for all amenities and is set back from the road behind a lawned foregarden with long driveway and comprises:-

Description:

Ground Floor: Reception Hall leads to Lounge 4.24m x 2.9m max, Breakfast Kitchen 3.88m x 3.6m with sink unit, drainer and range of units.

First Floor: Staircase leads to Landing providing access to Bedroom One (rear) 3.88m x 3.61m, Bedroom Two (front) 3.88m max x 2.97m, Bathroom 1.9m x 1.7m with matching white suite comprising panelled bath, pedestal wash hand basin, low level w.c.

Tenure: Leasehold. 99 Years from 1st May 1999

Buyers Premium: A Buyers Premium of £1500.00 plus vat (£1800.00 inc vat) will be charged for this lot in addition to our usual Administration Fee

Viewing: Strictly by appointment through Auctioneers on 0121 289 3838

Additional Fees

Administration Charge: £714 inc VAT payable on exchange of contracts.

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



Tenure: Leasehold

Local Authority: Walsall Metropolitan Borough Council

Solicitors: AH Legals, AH Legals, Grant Hall, Parsons Green, St Ives, PE27 4AA. Tel: 0345 305 2543.

EPC Rating: D