



£70,000 Guide Price

Shackleton Road, Bloxwich

Flat | 2 Bedrooms | 1 Bathroom

01922 322988



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# Step Inside

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## Key Features

- TWO INVITING BEDROOMS
- EXPANSIVE GARDEN
- NEIGHBOURLY COMMUNITY
- STYLE IT YOUR WAY
- SMART START OR INVESTMENT
- SOLD BY MODERN AUCTION (T&Cs apply)
- 96 YEARS REMAINING ON LEASE
- £10 PER YEAR GROUND RENT

## Property Description

CHARMING 2-BEDROOM MAISONETTE WITH EXPANSIVE GARDEN AND DEVELOPMENT POTENTIAL

Welcome to this lovely 2-bedroom maisonette, offering a comfortable and inviting space that's ideal for first-time home buyers or smart investors. Positioned in a friendly neighborhood, it's a home that promises growth and value.

Inside, you'll find a cosy layout that's just waiting for a personal touch. The living areas are spacious enough for family life, while the natural light adds a pleasant warmth throughout the day. Outside, the large garden provides a peaceful spot for relaxation and fun outdoor activities.

Plus, there's an additional plot of land included, perfect for those who might want to add a sizeable garage or consider expanding the garden for even more outdoor enjoyment.

\*\* EPC TO BE UPLOADED \*\*

## Main Particulars

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**Auctioneer Comments** - This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of

£6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**Referral Arrangements** - The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

**Foyer** - 2.51 m x 1.11 (8'2" m x 3'7") -

**Living Room** - 3.94 m x 3.99 (12'11" m x 13'1") -

**Primary Bedroom** - 3.28 m x 3.69 (10'9" m x 12'1") -

**Bedroom** - 3.22 m x 3.00 (10'6" m x 9'10") -

**Kitchen** - 2.86 m x 2.61 (9'4" m x 8'6") -

**Bath** - 1.78 m x 1.75 (5'10" m x 5'8") -

**Extension** - 2.95m m x 3.78 (9'8" m x 12'4") -



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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 14430791 Registered Office: , 549 Bloxwich Road, Bloxwich, WS3 2XD



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