Simcox Street | Hednesford, Cannock | WS12 1BG

Auction Guide £120,000

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Summary

MODERN METHOD OF AUCTION BUYERS FEES APPLY** ** NO CHAIN ** CHARMING TERRACED COTTAGE IN NEED OF UPGRADING ** TWO DOUBLE BEDROOMS ** SPACIOUS BATHROOM ** LOUNGE ** DINING ROOM ** KITCHEN ** FRONT & REAR GARDENS ** DETACHED GARAGE ** VIEWING ADVISED **

WEBBS ESTATE AGENTS have the pleasure of offering this mid terraced cottage in need of upgrading, situated in a sought-after location with direct access to the Hednesford Hills, great school catchment, close to all local amenities, Hednesford Town & Train Station. Briefly comprising: lounge, dining room, kitchen, two double bedrooms and bathroom. Externally, there is a fore garden, rear driveway, detached garage and rear garden. Set in a lovely spot with a row of cottages on an un-adopted driveway that very rarely comes to market.

Auctioneer Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

Key Features

- For Sale by Modern Auction – T & C's apply
- Buyers fees apply
- POPULAR LOCATION
- IN NEED OF UPGRADING
- LOUNGE & DINING ROOM
- Subject to Reserve Price
- The Modern Method of Auction
- VIEWING ADVISED
- TWO BEDROOMS & BATHROOM
- DRIVEWAY & DETACHED GARAGE

Rooms and Dimensions

LOUNGE
11'8" x 10'6" (3.56m x 3.21m)

DINING ROOM
12'3" x 11'8" (3.74m x 3.58m)

CELLAR

KITCHEN
11'10" x 6'2" (3.63m x 1.88m)

PANTRY

LANDING

BEDROOM ONE
11'9" x 11'1" (3.59m x 3.39m)

BEDROOM TWO
11'1" x 12'3" (3.39m x 3.75m)

SPACIOUS BATHROOM
11'11" x 6'0" (3.64m x 1.84m)

FRONT & REAR GARDENS

DETACHED GARAGE

REAR DRIVEWAY

IDENTIFICATION CHECKS - C

Agents Note C

Auctioneer Comments

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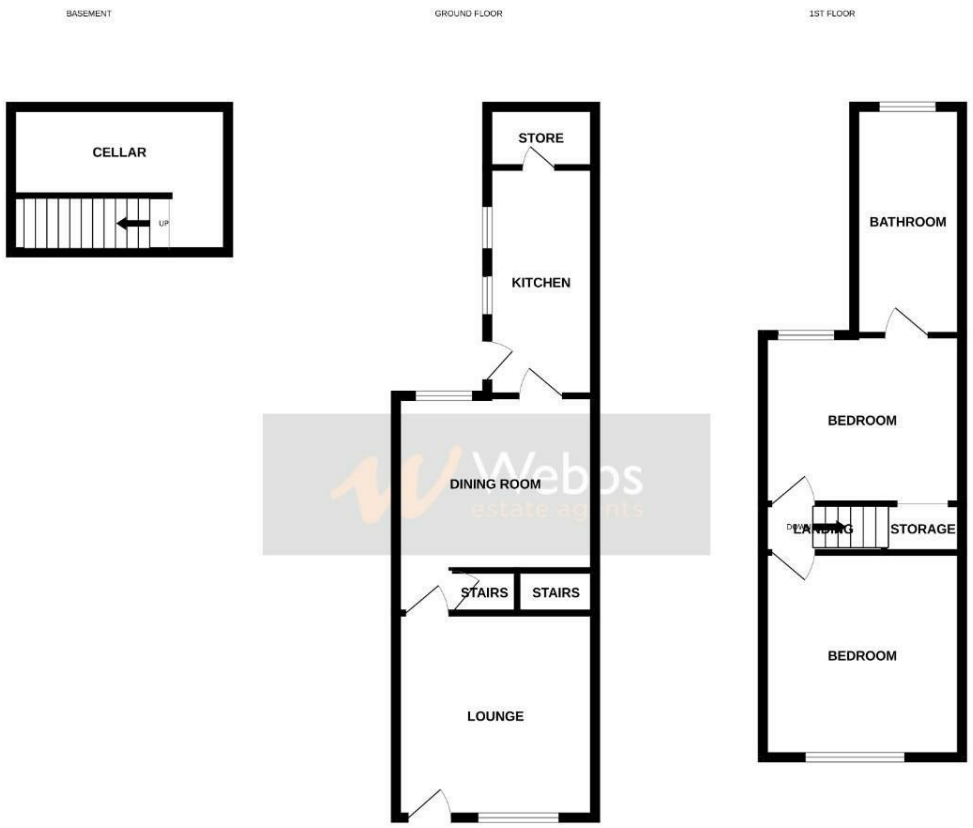

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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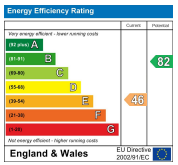

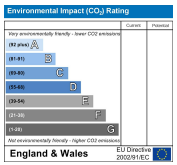

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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