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**Pye Green Road | Cannock | WS11 5RW**  
**Auction Guide £80,000**

**W** Webbs  
estate agents

## Summary

\*\*TRADITIONAL AUCTION PROPERTY \*\* AUCTION TO END THURSDAY 29/01/26 13:00 \*\* TWO DOUBLE BEDROOMS \*\*TWO RECEPTION ROOMS\*\* SIDE EXTENSION IDEAL FOR SMALL UTILITY & ACCESS TO GARDEN\*\* IDEAL FOR LOCAL TRANSPORT LINKS \*\*ENCLOSED REAR GARDEN \*\*

### Auctioneer Comments

This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days.

The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT.

These services are optional.

## Key Features

- Auction To End 29/01/26 at 13:00
- Subject to Reserve Price
- 10% deposit payable
- Two Reception Rooms
- Excellent Transport Links
- For Sale by Auction – T & C's apply
- Buyers fees apply
- Two Double Bedrooms
- Great Size Rear Garden
- Viewings Via Agent on 01543 468846

## Rooms and Dimensions

### ENTRANCE HALLWAY

### FRONT RECEPTION ROOM

13'0" x 11'3" (3.97m x 3.45m)

### REAR RECEPTION ROOM

11'0" x 10'11" (3.367 x 3.345)

### KITCHEN

7'11" x 6'10" (2.437 x 2.098)

### SIDE COVERED STORAGE/GARDEN ROOM

### LANDING

### BEDROOM ONE

17'10" max x 10'5" (5.437 max x 3.180)

### BEDROOM TWO

12'9" x 9'5" (3.903 x 2.889)

### BATHROOM

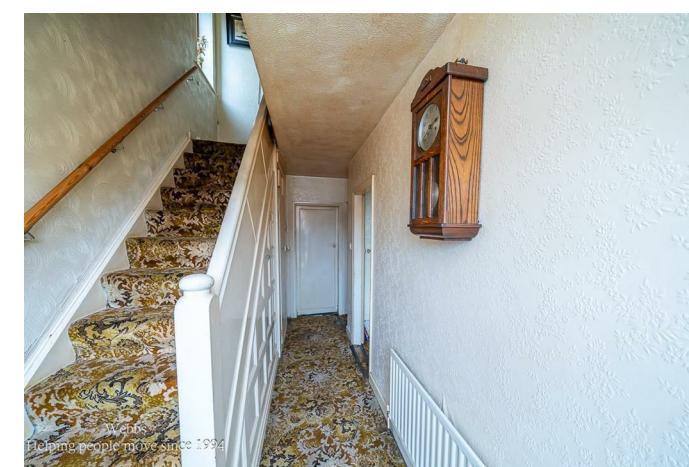
9'4" x 7'11" (2.867 x 2.425)

### ENCLOSED REAR GARDEN

### FRONT GARDEN AND DRIVEWAY

### IDENTIFICATION CHECKS - C

### Auctioneers Comments





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.

