

## **10 Rowley Street, Stafford**

**Starting Bid: £105,000.00**



CONNELLS ESTATE AGENTS are pleased to market for sale this three bed mid terraced home that is perfect for first time buyers and investors. Internally the property offers access via the entrance hall which provides internal doors leading to the lounge, dining room along with stairs offering access to the first floor accommodation. Situated off the dining room is a kitchen, door to the cellar. The first floor offers three good size bedrooms and bathroom. Externally the property offers a garden to the rear whilst the frontage offers on street parking only.

### **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.

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This 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 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 copy of the Reservation Agreement and terms and conditions are contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack.

The Partner Agent and Auctioneer may recommend the services of third parties to you, in which they may 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 hidden reserve price that can change.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Rooms

Internally

Entrance Hall

having a upvc double glazed door to the front aspect with carpet flooring

Lounge 10' 9" x 9' 9" ( 3.28m x 2.97m )

Offers a double glazed window to the front, electric radiator to the wall and carpet flooring.

Dining Room 13' 5" x 11' 2" ( 4.09m x 3.40m )

Offers a double glazed window to the rear, radiator to the wall, gas fireplace, carpet flooring and stairs to cellar

Cellar 13' 3" x 10' 9" ( 4.04m x 3.28m )

having power points and lighting

Kitchen 7' 9" x 11' 2" ( 2.36m x 3.40m )

This Kitchen offers a double glazed window to the side, a range of wall and base units, stainless steel sink with drainer, electric oven with gas hob, plumbing for a washing machine, space for a fridge/freezer, central heating boiler, double glazed obscure UPVC door to the side and lino flooring.

Landing

Having carpet flooring and having internal doors leading to all first floor rooms.

Bedroom One 10' 9" x 7' 4" ( 3.28m x 2.24m )

Offers a double glazed window to the front, radiator to the wall and carpet flooring

Bedroom Two 8' 6" x 10' 4" ( 2.59m x 3.15m )

Offers a double glazed window to the rear, carpet flooring and radiator to the wall.

Bedroom Three 10' 9" x 7' 4" ( 3.28m x 2.24m )

Offers a double glazed window to the front, built in wardrobes, loft access, carpet flooring and radiator to the wall.

Bathroom

Offers a double glazed obscure window to the side, radiator to the wall, bath offering mixer taps and shower over, wash hand basin, w/c, part tiled walls, extractor fan and lino flooring.

Externally

Front

Offers on street parking and access to the front entrance.

Rear

This garden offers a concrete patio, separate lawn, gated access to the rear with side access also to the neighbouring property.