



1 bed maisonette to buy in WS11

Rembrandt Close, Heath Hayes, Cannock,
Staffordshire, WS11 7GW

£60,000 Starting Bid

H x1 **D x1** **C x1**

Tenure

Freehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Spacious 1-bedroom maisonette
- ✓ Reception room, Modern bathroom with shower
- ✓ Quiet Rembrandt Close area
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Intermittent

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Welcome to this charming maisonette located on Rembrandt Close in Cannock. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those seeking a low-maintenance living space.

The maisonette features a well-proportioned reception room, providing a warm and inviting area for relaxation or entertaining guests. The single bedroom is thoughtfully designed, offering a peaceful retreat at the end of the day. The bathroom is functional and well-appointed, catering to all your daily needs. Built in 1990, this property benefits from modern construction standards, ensuring a comfortable living environment. The location on Rembrandt Close is particularly appealing, as it offers a quiet residential setting while still being within easy reach of local amenities, schools, and transport links. This maisonette presents an excellent opportunity for those looking to invest in a property that combines practicality with a pleasant living experience. Whether you are a young professional, a couple, or someone looking to downsize, this home is sure to meet your needs. Do not miss the chance to make this lovely maisonette your own.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £60,000

Property Type: Maisonette

Parking: Allocated

Year built: 1990

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Intermittent

Hallway

The hallway provides a compact and practical entrance space, perfectly sized to welcome you into the home and lead upstairs. It measures 0.87 by 1.62 metres (2'10" by 5'3").

Living Room

This living room is a bright and airy space, measuring 4.35 by 3.25 metres (14'3" by 10'7"). It benefits from a large window letting in plenty of natural light and offers ample space to relax or entertain. The room's neutral décor and carpeted flooring create a welcoming atmosphere that can easily accommodate various styles of furniture.

Kitchen

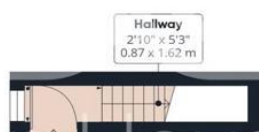
The kitchen is a compact yet functional space measuring 1.74 by 3.10 metres (5'8" by 10'2"). It is fitted with essential appliances and work surfaces, with a window above the sink providing natural light. The kitchen's layout is designed for practical use while maintaining a bright and inviting feel.

Bedroom 1

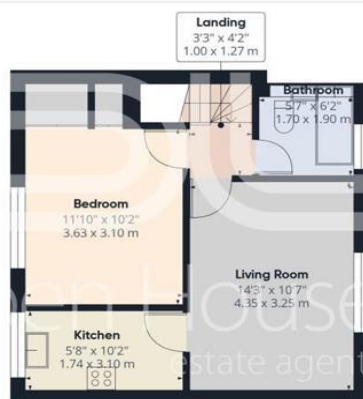
The bedroom is a comfortable and restful room measuring 3.63 by 3.10 metres (11'10" by 10'2"). It features a large window that fills the space with daylight, and there is enough room for a bed with side tables and additional furniture. The neutral tones and carpeted floor create a calm and cosy environment.

Bathroom

The bathroom includes a bath and a pedestal basin. A window allows for ventilation and natural light. This room is functional and simple, offering all the essentials you need for your daily routine. It measures 1.70 by 1.90 metres (5'7" by 6'2").



Ground Floor



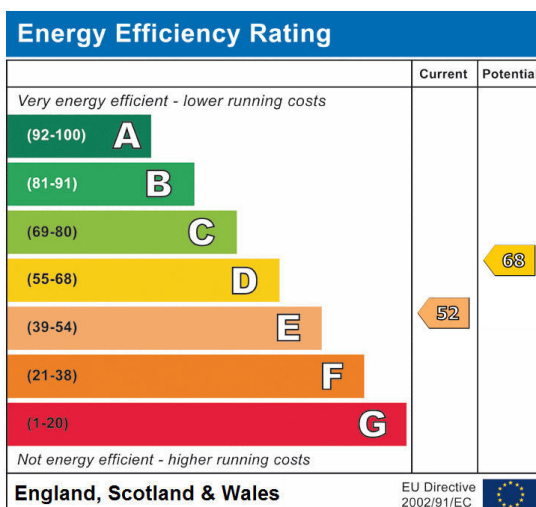
First Floor

Approximate total area⁽¹⁾
447 ft²
41.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS (PMS) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Rembrandt Close, Heath Hayes, Cannock, Staffordshire, WS11 7GW

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@pattinson.co.uk, www.pattinson.co.uk**

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