

## For Online Bidding Visit: www.AdamsAuctions.hibid.com

4BR/2BA HOME
ATTACHED
1 CAR GARAGE

.50± AC LOT



2113 East A Street, Belleville, IL 62221



Bidding Closes: 6PM Wednesday, October 23, 2024

> Viewing: 12-2PM Sunday, October 20, 2024

**County**: St. Clair ◆ **2023 Taxes**: \$2,254

**Exemptions:** Owner Occupied **Parcel Number:** 08-23.0-110-050

**Zoning:** Single Family **Total Lot Size:** .50**±** Ac

Schools: Belleville Dist. #118 & Belleville East HS

Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days • 6% Buyers Premium
List subject to change without notice.
Final Bid is Subject to Owner/Seller Approval. LIC# 444,000169

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Enclosed information was obtain accuracy of this information. Sa Company make no representations.

Text ADAMS to 1-800-496-6299 To Be

Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

## 2113 East A Street Property Information

4BR/2BA ~ 1,642± Total Finished Sq. Ft. • Year Built: 1952 • Forced Air Heating • Central Air Conditioning Gas Furnace • Gas Water Heater • Water & Sewer: Public • Roof: Shingle • Basement: None, Slab Electric: Breaker Box • Gravel Driveway • 1 Car Attached Garage • 24' x 18' Outbuilding w/220-Amp Electric

Spacious 3BR/2BA ranch home with attached single car garage and additional outbuilding in Belleville, IL! You will enter the home through the enclosed breezeway which provides access to a large living room with a fireplace and lots of natural lighting, a galley style kitchen with gas stove, a dining room with knotty pine walls, and four spacious bedrooms. The primary bedroom has a private three-quarter bath while also providing the opportunity for an in-law's suite. Rounding out the square footage is a full bathroom, a utility room with washer/dryer hook-ups. Outside you will find a 24'  $\times$  18' outbuilding with 220-amp electric, perfect for a welding machine, concrete flooring, and work benches giving the person who loves tinkering their own space. The home and outbuilding sits on an approximate half-acre lot with a fully fenced backyard. Located near schools and all major Metro East thoroughfares!



























