

**3 Bed
House - Terraced
located in**


REDSTONES
The Property Experts

Willenhall Road
Willenhall
WV13 3LP



By Auction £170,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid 170,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Hallway

Porch area with UPVC frosted double glazed door to front, wooden single glazed door to inner hallway, tiled flooring, radiator, stairs off, under stairs storage, doors off, cloakroom.

Front Reception

12'9" x 12'9"

UPVC double glazed window to front, wooden flooring, radiator, feature fireplace and gas fire, through to rear reception.

Rear Reception

12'1" x 10'2"

UPVC double glazed window to rear, wooden flooring, radiator, door to rear hallway.

Kitchen Diner

29'5" x 9'5"

Porcelain floor tiles, UPVC double glazed windows to side, skylight, radiators, Wren fitted kitchen with various wall units, splash back tiling, granite worksurface with cupboards and drawers under, inset stainless steel sink, appliance space, cupboard with combi boiler, UPVC French doors to rear.

Cloakroom

Tiled floor and walls, WC, wash hand basin.

Stairs / Landing

Wooden flooring, doors off.

Bedroom One

16'4" x 12'9"

UPVC double glazed window to front, carpet, radiator, fitted wardrobes, drawers, cupboard.

Bedroom Two

11'9" x 10'5"

UPVC double glazed window to rear, wood effect laminate flooring, radiator.

Bedroom Three

9'10" x 9'6"

UPVC double glazed window to rear, carpet, radiator.

Bathroom

6'10" x 6'2"

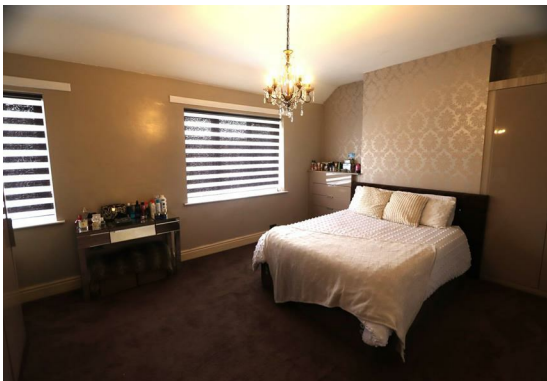
Frosted UPVC double glazed window to side, porcelain floor tiles, wall tiles, chrome towel radiator, bathroom suite comprising WC, pedestal wash hand basin, bath, mixer shower in cubicle.

Outside

Enclosed rear garden having patio, lawn, gated access to shared entry.

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.

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 nonrefundable



reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 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







Ground Floor

Floor area 68.5 m² (737 sq.ft.) approx

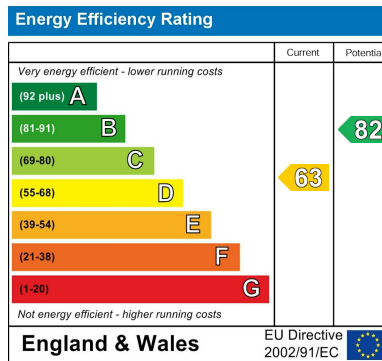


First Floor

Floor area 54.8 m² (590 sq.ft.) approx

Total floor area 123.2 m² (1,327 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



DIRECTIONS

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