



**3 Bed
House - Semi-Detached
located in**


REDSTONES
The Property Experts

Longwood Rise
Willenhall
WV12 4AZ



By Auction £185,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid 185,000

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.

Hall

UPVC frosted double glazed door and window to side, stairs off, single glazed doors off.

Lounge

17'0" x 10'9"

UPVC double glazed windows to front and side, carpet, radiator, feature fire place with inset gas fire, single glazed French doors to dining area.

Kitchen

9'10" x 8'10"

UPVC double glazed window to conservatory, tile effect vinyl cushion flooring, radiator, various wall units, splash back tiling, rolled edge worksurface with cupboards and drawers under, integrated oven and grill, fitted four ring hob with extractor over, inset sink, built in store cupboard, arch to dining room.

Dining Room

12'9" x 7'6"

UPVC double glazed French doors to conservatory, tile effect vinyl cushion flooring, under stairs storage, arch to kitchen.

Conservatory

14'1" x 9'6"

UPVC double glazed windows and French doors to garden, tiled flooring.

Stairs / Landing

Carpet, radiator, loft access, cupboard with Vaillant combi boiler, doors off.

Bedroom One

11'1" x 10'5"

UPVC double glazed window to front, carpet, radiator, built in wardrobes.

Bedroom Two

10'2" x 10'2"

UPVC double glazed window to rear, carpet, radiator, built in wardrobes.

Bedroom Three

8'2" x 6'2"

UPVC double glazed window to front, carpet, radiator.

Bathroom

7'2" x 6'2"

UPVC frosted double glazed window to rear, tile effect vinyl cushion flooring, radiator, WC, pedestal wash hand basin, bath with electric shower over.

Garage

33'9" x 8'2"

UPVC frosted double glazed window and door to rear, concrete floor, up and over door.



Outside

Enclosed rear garden with slabbed patio area, lawn, brick built shed, door to garage.

Driveway, lawn and various shrubs and bushes to the front.

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.





Auctioneers Additional Comments

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.



Additional Comments

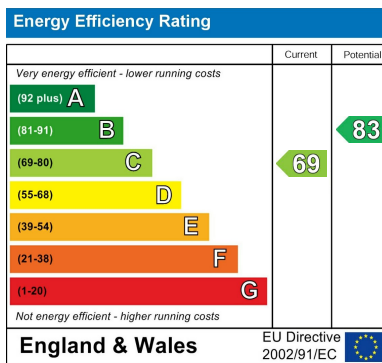
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee 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.







DIRECTIONS

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