

# AUCTION

# SKITTS

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ESTATE AGENTS



Castle Drive, Summer Hayes Estate  
Willenhall, WV12 4QY

**Auction Guide Price £165,000**

01902 631151

**We Value Your Home**



**\*\*A Two/Three Bedroom Link Detached House** offering great potential for enlargement/extensions subject to planning permission. This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, I AM Sold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee 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 which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by I Am Sold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**Description:** Situated close to local schools and amenities this two/three bedroom link detached house offers great potential to extend (subject to planning permissions). Being sold with no upward chain. Benefits from gas radiator central heating and double glazing. Comprises of lounge, kitchen/diner, downstairs w.c., dining room/bedroom 3, tandem garage, front and rear gardens and driveway.

**Entrance Hall:** having a composite front entrance door

**Lounge:** 17' 10" x 11' 9" (5.43m x 3.57m) having a uPVC double glazed window to the front, radiator, brick fireplace with living flame gas fire, doors leading to inner hallway and to:

**Dining Room/Bedroom:** 10' 3" x 8' 8" (3.13m x 2.64m) having radiator and double glazed patio doors leading to the rear garden

**Inner Hallway:** having storage cupboard, stairs leading to the first floor level

**Bedroom Two:** 11' 4" x 10' 4" (3.45m x 3.15m) having radiator and uPVC double glazed window to the rear

**Downstairs W.C.:** 8' 6" x 4' 8" (2.60m x 1.41m) having W.C., vanity wash hand basin, radiator, single glazed window to the side, part single glazed door leading to the garage

**Kitchen:** 12' 9" x 8' 0" (3.88m x 2.44m) having a range of fitted drawer and base cupboard units with work surfaces over, inset sink and drainer unit, tiled splashbacks, uPVC double glazed window to the front, radiator, single glazed window to the side, single glazed door leading to the garden

#### **On The First Floor**

**Landing:** having storage cupboard

**Bedroom One:** 14' 4" x 12' 6" (4.38m x 3.81m) having two double built in wardrobes, radiator, uPVC double glazed window to the front

**Shower Room:** 10' 5" x 4' 6" (3.18m x 1.37m) having suite comprising double shower cubicle with fitted electric "Triton" shower, vanity wash hand basin, low flush W.C., tiled walls, uPVC double glazed window to the side, radiator, walk in storage cupboard, electric fan heater





**Outside:** having enclosed fenced garden to the rear with lawn and paved patio To the front the garden is also laid to lawn with driveway affording off road parking.

**Tandem Garage:** 29' 4" x 8' 10" (8.95m x 2.68m) having single glazed window to the rear, single glazed door leading to the rear garden, steel doors to the front, cold water tap

**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**COUNCIL TAX BAND: C**  
**EPC RATING: D**

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

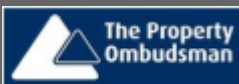
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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