

AUCTION

SKITTS

ESTATE AGENTS



**Clothier Street,
Willenhall, WV13 1BB**

Auction Guide Price £145,000

01902 631151

We Value Your Home



AUCTION IS CURRENTLY LIVE - END DATE: 29.04.25 1PM
****AUCTION CLOSING DATE TUESDAY 8TH APRIL 2025 AT 3PM****
 This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Reception Room One: 12' 11" into alcove x 11' 0" excluding bay (3.94m x 3.35m) having front door in, double glazed bay window to the front, fireplace with gas fire, radiator

Reception Room Two: 13' 0" into alcove x 11' 11" (3.95m x 3.64m) having dual aspect with double glazed window to the rear and side, fireplace, radiator

Kitchen: 13' 10" x 7' 10" (4.22m x 2.39m) having a fitted kitchen comprising wall cupboards and base units with work surfaces over, inset stainless steel one and a half bowl sink and drainer unit, cooker space, space and plumbing for washing machine and space for refrigerator/freezer

Ground Floor Wet/Shower Room: 7' 10" x 7' 3" (2.40m x 2.21m) having mains fed shower, wash hand basin, W.C., bidet, fully tiled, radiator, double glazed window to the side

On The First Floor

Landing: having doors off to:

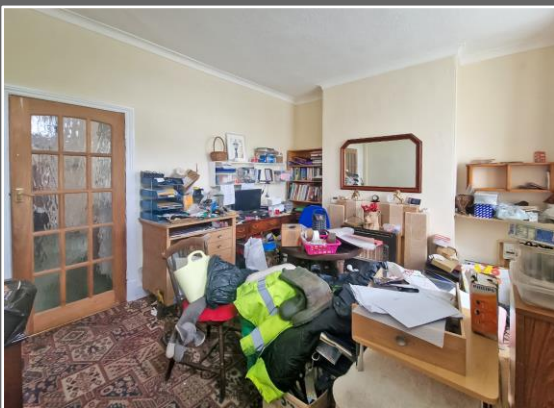
Bedroom One: 12' 11" into alcove x 11' 0" (3.93m x 3.36m) having two double glazed windows to the front, radiator

Bedroom Two: 11' 11" x 9' 11" into alcove (3.63m x 3.03m) having double glazed window to the rear, radiator

Bedroom Three: 7' 11" x 6' 1" (2.41m x 1.85m) having double glazed window to the side, built in storage cupboard with access to loft, storage area

Upstairs W.C.: having W.C., double glazed window to the side, built in storage cupboard housing "Ideal" central heating boiler

Outside: having garden to the with slabbed patio and pathway leading to overgrown mature garden with grass and shrubs, cold





water tap to wall and access to large unit/workshop to rear. Double gates access to front and driveway beyond

Garage: 15' 9" x 8' 8" (4.79m x 2.65m) having up and over door to the front, power and light connected, double glazed window to the rear, double glazed door to the rear

Workshop Unit: 30' 7" x 20' 0" (9.32m x 6.09m) being a permanent structure with metal frame and insulation to walls and roof, with own electricity supply, single glazed window to the front, large double doors opening to front and pedestrian access door

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: B
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.



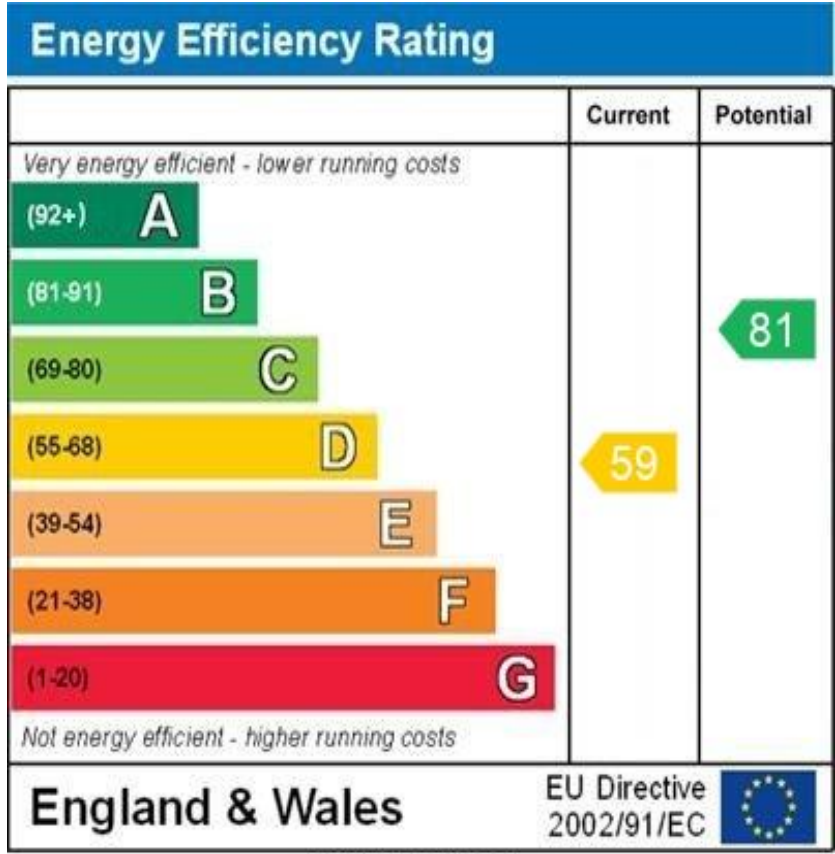


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, divisions, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagix ©2024



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