

AUCTION

SKITTS

ESTATE AGENTS



**Littleton Road, New Invention
Willenhall, WV12 5JX**

Guide Price £105,000

01902 631151

We Value Your Home



CASH BUYERS ONLY – INVESTMENT OPPORTUNITY (DUE TO COAL MINING REPORT) We are delighted to present this fantastic opportunity, perfect for investors, developers, or those seeking a property with great potential. Due to entries highlighted on the coal mining report, this property is available to **CASH BUYERS ONLY**, making it an attractive option for those looking to secure a competitively priced home with scope to add significant value. Situated on Littleton Road in the popular area of New Invention, this well-proportioned home offers plenty of potential and is an ideal purchase for those looking to modernise and create a property tailored to their taste. With the right vision, this could become an excellent buy-to-let investment or a wonderful home. The accommodation briefly comprises a spacious lounge, an extended kitchen, and a versatile dining room/snug just off the kitchen, creating a practical layout for everyday living and entertaining. Upstairs, there are two comfortable bedrooms together with a family shower room. One of the standout features of this property is the generous garden, set on a desirable corner plot. Currently laid mainly to lawn with mature borders, paved patio areas, and ample space for a shed and greenhouse, the garden offers a wonderful outdoor retreat with endless possibilities for landscaping, entertaining, or family play. To the front of the property is a driveway providing convenient off-road parking. The property is ideally located within New Invention, close to a wide range of local amenities including shops, businesses, and schools. Excellent transport links are also available, with regular bus routes nearby and easy access to road networks, including Junction 10 of the M6, ensuring convenient travel across the region. Disclaimer: The coal mining report shows four mines within 20 metres of the property. As such, the property is being offered to **CASH BUYERS ONLY**. Interested parties are advised to make their own enquiries and satisfy themselves with regards to the mining entries and any future implications.



Auctioneer Comments 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 will pay £300 inc VAT for this pack. 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 £450. These services are optional.

Hallway 8' 0" x 6' 10" (2.44m x 2.09m)

Lounge 19' 5" x 10' 11" (5.92m x 3.32m)

Dining Room 10' 11" x 7' 6" (3.32m x 2.29m)

Kitchen 10' 5" x 10' 9" (3.18m x 3.27m)





Bedroom One 15' 0" x 9' 6" (4.58m MAX x 2.90m)

Bedroom Two 11' 7" x 9' 8" (3.54m MAX x 2.94m)

Shower Room 5' 3" x 7' 2" (1.59m x 2.19m)

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: A

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.**

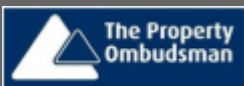
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





9 New Road
Willenhall
WV13 2BG

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willenhall@skitts.net




GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative 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 as to their operability or efficiency can be given.
Made with Metropix 6/2025

Energy Efficiency Rating

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

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