

AUCTION

SKITTS

ESTATE AGENTS



Rowan Crescent, Coseley
Bilston, WV14 9QA

Auction Guide Price £135,000

01902 686868

We Value Your Home



**** AUCTION END DATE Wednesday 26th June 2024 at 12.00pm**** A particularly impressive semi-detached property occupying a delightful and quiet position at the head of a cul-de-sac, offered for sale by way of The Modern Method of Auction. This recently renovated family home with spacious accommodation is extremely well presented and must be seen to be appreciated.

Noteworthy features to this stylish property include: a delightful living room, modern fitted dining kitchen with integrated appliances, a useful side area with downstairs WC, modern first floor bathroom, off road parking, garage and a private rear garden. The property is centrally heated and double glazed. Cash buyers are preferred due to the property being situated in a coal mining area and mortgage finance may prove difficult. Mining Interpretive Report available upon request.

Council Tax Band C. Energy Rating C. Tenure FREEHOLD.

Auctioneer Comments. 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, iamsold 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 iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements. The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Approach By way of block paved driveway providing off road parking for numerous vehicles.

Entrance Porch Having double glazed sliding door.

Reception Hall Having composite front door, under stairs cupboard and central heating radiator.

Living Room 14' 4" x 12' 5" (4.37m x 3.78m) Having two wall light points, central heating radiator and double glazed window.





Dining Kitchen 19' 10" x 12' 7" (6.04m x 3.83m) Having inset ceramic sink with fitted base units and decorative laminate work tops, built in oven with four ring electric hob and cooker hood. Integrated dishwasher, range of fitted all cupboards, pantry and ceramic wall tiles. Flush ceiling spot lights, central heating radiator, double glazed window, double glazed door to utility and french doors leading out.

Utility Having stainless steel sink top with fitted base units, fitted wall cupboards and WC off: Having low flush WC.

Side Area Having work top and base units.

Landing Having airing cupboard, loft hatch for access and double glazed window.

Bedroom One 11' 9" x 10' 6" (3.58m x 3.20m) Having built in wardrobes with sliding doors housing combination boiler, storage cupboard, central heating radiator and double glazed window.

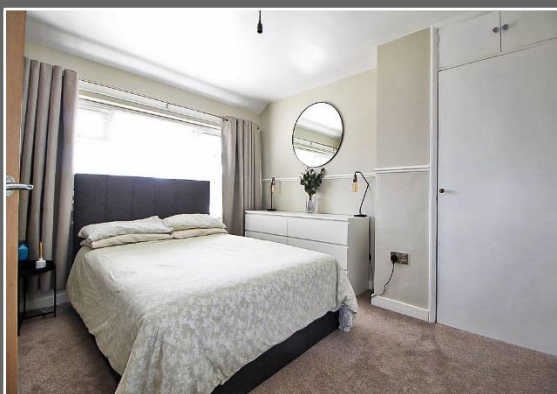
Bedroom Two 11' 3" x 9' 9" (3.43m x 2.97m) Having fitted wardrobes, central heating radiator and double glazed window.

Bedroom Three 8' 6" x 8' 4" (2.59m x 2.54m) Having central heating radiator and double glazed window.

Bathroom 7' 2" x 6' 0" (2.18m x 1.83m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, chrome heated towel rail and double glazed window.

Garage 17' 2" x 12' 7" (5.23m x 3.83m) Having 'Up & Over' door, light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, fish pond, garden shed, numerous flowers and flowering shrubs.



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: C

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.

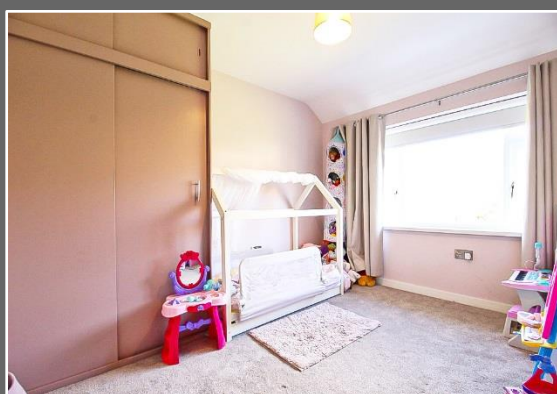
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.**

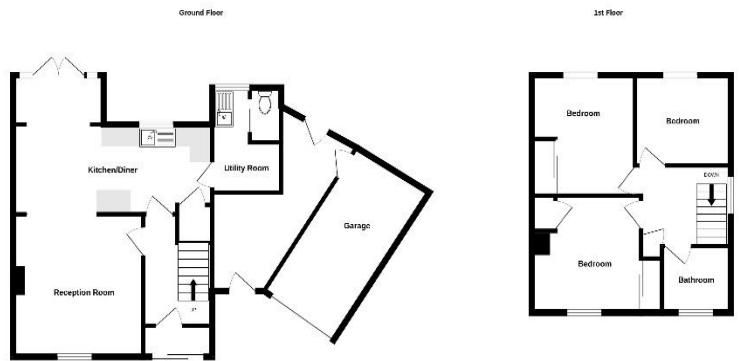
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





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Measurements are approximate. Not to scale. Illustrative purposes only.
Scale: 1:50 (approx.)

