

28 Millfields Way, Wombourne - WV5 8HP

Guide Price  
£155,000

**Bartlams.**



# 28 Millfields Way

Wombourne, Wolverhampton

**\*\*FOR SALE BY MODERN METHOD OF AUCTION\*\* \*\*NO UPWARD CHAIN\*\*** Presenting a two bedroom semi-detached home, in need of a scheme of updating but invites a fantastic opportunity for first time purchasers or downsizers. Millfields way occupies a generous corner plot position within the popular Poolhouse Farm estate situated conveniently for village centre amenities or local schooling.

Upon entry to the ground floor layout is an entrance hall that leads to the family living room benefitting a large and bright window to the front and a feature fireplace acting as a centerpiece for the room. On from the living room is the fitted kitchen to the rear of the property, showcasing fitted wall and base units, a one and a half sink and drainer, space for a cooker and access into a handy utility space. Through the utility is a secondary access point to the garage allowing for excellent and convenient storage space.

Head upstairs and you will find two well proportioned bedrooms and a family shower room. The principle bedroom is positioned to the front of the floor with large built in storage placed above the staircase. The second bedroom benefits fitted wardrobes and has a pleasant outlook of the rear garden. Completing the interior of this home is the spacious family shower room showcasing a WC, enclosed corner shower and wash hand basin.

The exterior compliments the property wonderfully with private off road parking to the front with a lawned front garden leading to the main entrance, garage door and entry into the utility. The rear garden makes the most out of the corner plot position with a garden that wraps around the property along with patio areas, making this garden a fantastic space for hosting friends and family.

Call our local Wombourne office to view this property!

We are advised by our client that this property is; Freehold, Council Tax Band - B, EPC - D.

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.

- FOR SALE BY MODERN METHOD OF AUCTION
- CORNER PLOT
- NO UPWARD CHAIN
- OFF ROAD PARKING
- NEAR TO VILLAGE AMENITIES AND LOCAL SCHOOLING
- LARGE 18FT IN LENGTH GARAGE
- POTENTIAL FOR FIRST TIME PURCHASERS OR DOWNSIZERS
- FREEHOLD. COUNCIL TAX BAND - B. EPC - D







# Bartlams

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