



7 Denise Drive

Coseley, Bilston, WV14 9LG

Guide price £165,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £165,000

****MINING REPORT AVAILABLE**** GREAT Cul-de-sac location for this 3 Bed Semi Detached Property (With Garage) which is IDEALLY Located within walking distance to Coseley Train Station. Set Back from the road with large driveway the property offers Lounge, Living Room. Kitchen., Integral Garage, 3 Good Sized Bedrooms, WC and Bathroom. With a mature garden to the rear. **VIEWING RECOMMENDED**



Property Description

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**** MINING REPORT AVAILABLE ****

This 3 Bed Semi Detached Property enjoy a GREAT CUL-DE-SAC location and is within walking distance to Coseley station, local park and amenities.

Set Back from the road (with a large driveway to the fore) the property has double glazed windows and Gas Central Heating and further offers as follows:-

Porch

Entrance Hallway

Front Lounge - Light and Airy with Bay Window to the front elevation

Living Room - to the rear with patio doors looking out to the Garden

Kitchen - offering wall and base units, worktop space, sink unit and with window to the rear and door to....

Inner Porch - with Cupboard (housing boiler) and door to Garden and to the Internal Garage

Garage - with up and over door and window to the side elevation

Upstairs the property offers :-

Bedroom 1 - to the fore and having bay window and a range of built in wardrobs

Bedroom 2 - to the rear and with built in wardrobe

Bedroom 3 - with built in wardrobe and further offers USEFUL storage space into the eves

WC

Separate Bathroom - with bath, wash hand basin and having airing cupboard

To the Rear there is a LOVELY MATURE garden laid to lawn and with border full of mature plants, shrubs and trees.

This is a property that offers HUGE POTENTIAL to any prospective buyer

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Porch

Hallway

Lounge

12'9" (into bay) by 11'3" (3.9 (into bay) by 3.44)

Living Room

11'3" by 11'3" (3.45 by 3.44)

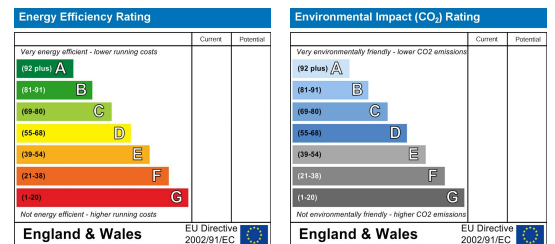
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.