

for sale

guide price **£150,000** Freehold



Alamein Road Willenhall WV13 3TU

****THREE BEDROOM MIDTERRACE FAMILY HOME**** Located in Willenhall in a quiet residential area. Comprises of: Driveway, Lounge, Kitchen, three bedrooms, rear garden. Internal viewings are recommended to appreciate this property.



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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Porch



Sliding doors from the front of property into the porch. Porch has the main front door into property leading to hallway.

Hallway

Stairs to landing with doors to storage cupboards and;

Living Room

Irregular Shaped Room 15' 3" Max x 10' 6" Max (4.65m Max x 3.20m)

Front aspect double glazed window.

Kitchen

13' 1" x 10' 6" (3.99m x 3.20m)

Rear aspect double glazed window and door leading to rear garden. Wall and base units with an inset sink. Ample storage is offered with space for appliances.

Downstairs W/C

Rear aspect double glazed window. Toilet and wash hand basin.

Landing

Doors leading to bedrooms, bathroom and store cupboards.

Bedroom One

Irregular Shaped Room 15' 7" x 10' 7" Min (4.75m x 3.23m)

Front aspect double glazed window.

Bedroom Two

Irregular Shaped Room 13' 4" x 10' 4" Min (4.06m x 3.15m)

Rear aspect double glazed window.

Bedroom Three

10' 3" x 7' 6" (3.12m x 2.29m)

Front aspect double glazed window.

Bathroom

Rear aspect double glazed window. Walk in shower, toilet and wash hand basin.

Front Garden

Block paved driveway.

Rear Garden

Paved area at front and rear of garden with walkway through grassed area.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Paul Dubberley on

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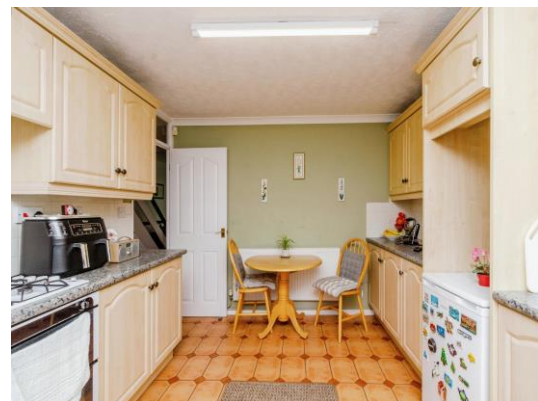
14 New Road
 WILLENHALL WV13 2BG

Property Ref: PW1103580 - 0006

Tenure: Freehold

EPC Rating: C

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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