

for sale

guide price **£230,000** Freehold



Gipsy Lane Willenhall WV13 2HG

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Property Description

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Do you need help finding the right mortgage?
Do you have a property to let?

Here at Paul Dubberley Willenhall we offer free advice on the house buying and selling process.
Contact us on 01902633323

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.

Front Garden

Tarmac driveway with gates to the side leading to rear garden.

Hallway

Doors leading to;

Lounge

Irregular Shaped Room 14' 4" Into Bay x 12' 2" Max (4.37m Into Bay x 3.71m)
Front aspect bay window with feature fireplace.

Living Room

12' 7" x 10' 4" Max (3.84m x 3.15m Max)
Side aspect window, feature fireplace and archway through to kitchen.

Kitchen

10' 1" x 10' 4" (3.07m x 3.15m)
Side aspect window. Wall and base units offering ample storage space with room for appliances. Door to conservatory.

Conservatory

9' 1" x 9' 8" (2.77m x 2.95m)
Windows and doors leading out to rear garden.

Utility

5' 2" x 4' 9" (1.57m x 1.45m)
Rear aspect window. Accesable via door from rear garden. Has plumbing for washing machine, sink and a door to W/C.

W/C

Bedroom One

14' 4" Into Bay x 11' 3" (4.37m Into Bay x 3.43m)

Front aspect bay window.

Bedroom Two

12' 7" x 9' 8" (3.84m x 2.95m)

Rear aspect window.

Shower Room

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

Rear Garden

Lawn area with pathway. The garden also compromises of a fish pond!









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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EPC Rating: D

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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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