

for sale

guide price **£120,000** Freehold



Gough Street Willenhall WV13 1HD

****TWO BEDROOM MID-TERRACE HOUSE**** Paul Dubberley are proud to present this stunning two bedroom property on Gough Street. This property has two large reception rooms, with a large kitchen and rear garden. The first floor has two large bedrooms and a bathroom as well as a W.C downstairs.



Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes



Property Details

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.

Reception Room 11' 8" x 12' 1" narrowing to (3.56m x 3.68m narrowing to)
Front double glazed door,front double glazed window. Gas central radiator and fireplace.

Living Room 11' 8" x 12' 1" narrowing to (3.56m x 3.68m narrowing to)
Gas central radiator and fireplace,door leading to first floor.

Kitchen Irregular Shaped Room 15' 7" x 7' 8" (4.75m x 2.34m)
Built in work surfaces,rear double glazed windows. Space for washer,dryer,dishwasher.

Toilet 3' 1" x 7' 8" narrowing to (0.94m x 2.34m narrowing to)
Small wc with wash hand basin.

Bedroom One 12' 1" x 12' 1" narrowing to (3.68m x 3.68m narrowing to)
Large bedroom with front double glazed window and radiator.

Bedroom Two 11' 8" x 9' 5" narrowing to (3.56m x 2.87m narrowing to)
Large bedroom with rear double glazed window and radiator.

Bathroom 10' x 7' 8" (3.05m x 2.34m)
wash hand basin,bath and rear double glazed window.





To view this property please contact Paul Dubberley on

T 01902 633323
E willenhall@pauldubberley.co.uk

14 New Road
WILLENHALL WV13 2BG

Property Ref: PWI103938 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk