

for sale

guide price **£240,000** Freehold



Victoria Road Wednesfield Wolverhampton WV11 1RZ

A well-presented three bedroom detached home situated in a popular residential location, ideal for families and first-time buyers alike. The property offers spacious accommodation throughout and benefits from a driveway, modern decor and a private rear garden.



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.

Porch 4' 3" x 3' 1" (1.30m x 0.94m)

Living Room/Kitchen 29' 5" x 17' 7" (8.97m x 5.36m)

Bright and welcoming lounge/dining area. The generous open-plan space features large windows that flood the room with natural light. The ample space for both living and dining furniture, creating a comfortable and versatile layout for family life.

The modern fitted kitchen offers contemporary design, wood-effect worktops, and integrated appliances. A door leads out to the rear garden, providing easy access for outdoor dining or summer entertainment.

Conservatory 6' 8" x 10' 4" (2.03m x 3.15m)

Landing 8' 8" x 13' 4" (2.64m x 4.06m)

Stairs leading to landing with doors leading to;

Bedroom One 12' 1" x 9' 1" (3.68m x 2.77m)

A spacious and light-filled main bedroom, offering plenty of room for a double bed and additional furnishing. A large window that allows natural light to fill the space.

Bedroom Two 12' 1" x 7' 2" (3.68m x 2.18m)

A generous second double bedroom, the room neutrally decorated with plenty of space for storage and overlooks the rear garden.

Bedroom Three 10' 1" x 8' 2" (3.07m x 2.49m)

A well-proportioned single bedroom, bright and practical.

Bathroom 6' 8" x 7' 8" (2.03m x 2.34m)

A contemporary family bathroom completes the first floor, fitted with a white suite comprising a paneled bath with overhead shower, low-level WC, and wash hand basin- all finished with tiling and flooring.

Garage 12' 1" x 7' 2" (3.68m x 2.18m)





To view this property please contact Paul Dubberley on

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Property Ref: PWI104191 - 0002

Tenure:Freehold EPC Rating: D

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.

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