

for sale

guide price **£190,000** Freehold



Hillcrest Gardens Willenhall WV12 4AY

A Well-Presented Three-Bedroom Semi-Detached Family Home in a Quiet Cul-de-Sac – Offered with No Upward Chain! CALL 01902 633 323 TO BOOK YOUR VIEWING

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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

3' 2" x 5' 5" (0.97m x 1.65m)

Hall

6' 2" x 12' 9" (1.88m x 3.89m)

The property opens into a practical entrance hallway, with laminate flooring, a radiator, and access to the stairs. Natural light flows through the glazed door and side panel, creating a bright and airy welcome.

Kitchen

11' 4" x 6' 5" (3.45m x 1.96m)

The property opens into a practical entrance hallway, with laminate flooring, a radiator, and access to the stairs. Natural light flows through the glazed door and side panel, creating a bright and airy welcome.

Living Room

13' 7" x 19' 8" (4.14m x 5.99m)

A spacious open-plan lounge and dining area, ideal for both relaxing and entertaining. The lounge features a central fireplace with wooden surround, fitted carpet and a featured wallpapered



wall. Large sliding doors open into the conservatory allowing plenty of natural light to fill the space.

Conservatory

8' 5" x 7' 8" (2.57m x 2.34m)

A bright conservatory with full-height glazing, offering wonderful views of the garden. Fitted with wood-effect flooring and vertical blinds, the versatile room is perfect as a garden room, reading nook, or additional entertaining space.

Landing

7' 8" x 5' 6" (2.34m x 1.68m)

Bedroom One

11' 4" x 10' 9" (3.45m x 3.28m)

A generous double bedroom with fitted carpet, front facing window with vertical blinds, and plenty of space for wardrobes and storage.

Bedroom Two

12' 1" x 8' 5" (3.68m x 2.57m)

Double bedroom with carpeted flooring, room for storage and a large window allowing natural light.

Bedroom Three

9' 8" x 7' 9" (2.95m x 2.36m)

A flexible single bedroom currently used as a study, complete with a large window and space for a desk or single bed-ideal for a children's room, nursery or home office

Shower Room

5' 5" x 5' 2" (1.65m x 1.57m)

A fully tiled bathroom comprising of low-level WC, Wash hand basin set into a vanity unit with storage, and a walk-in shower enclosed with glass screen. A frosted window provides a natural light and ventilation.





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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Property Ref: PW1104243 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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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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