

for sale

guide price **£160,000** Freehold



Coleman Street Wolverhampton WV6 0RQ

Need to be seen to appreciate the size and layout of this Four Bedroom Home. This property is the ideal investment and project property. Offering, Two reception room, extra large rear garage, four bedrooms, Kitchen and Bathroom. Call Now on 01902 494 966 to get your chance to view!!!



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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300 inc VAT towards the preparation cost of the pack.

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.

Hallway

Side UPVC Door access to Main Road, Access to Lounge and Dining Room

Lounge

Front and Side Double Glazed Window, Front UPVC Door, Central Heated Radiator, Access from Hallway

Dining Room

Access from Hallway, Rear and Side Double Glazed Windows, Central Heated Radiator, Stairs to Landing. Access To Kitchen

Kitchen

Access From Lounge, Two Side Double Glazed Windows,

Wall and Base Units with Worktop Over, Stainless Steel Sink and Drainer. Small Utility area and Side UPVC Door to Rear Garden. Access to Bathroom

Bathroom

Side Double Glazed Window, Fully Tiles Throughout, Bath with Shower Over, WC and Wash Hand Basin

Landing

Stairs From Dining Room, Access to four bedrooms, Stairs to final Bedroom

Bedroom One

Front and Side Double Glazed Window

Bedroom Two

Rear Double Glazed Windows, Central Heated Radiators.

Bedroom Three

Rear Double Glazed Window, Central Heated Radiator

Bedroom Four

Stairs From Landing, Loft Conversion with Rear and Side Double Glazed Windows, Central Heated radiators, Storage cupboard across the side.

Rear Garden

Patio area with shared access to main road, Double Garage to Rear Garden.

Extra Large Double Garage



To view this property please contact Paul Dubberley on

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97 Walsall Street
WEDNESBURY WS10 9BY

Tenure: Freehold

EPC Rating: D

Property Ref: PBI103058 - 0008

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.

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