

for sale

guide price **£140,000** Freehold



Princess Anne Road Bilston WV14 8EJ

Ideal for Investors, offering a rental return of approx. £950 PCM, no upward chain and excellent transport links. Viewings highly recommended to appreciate the size and layout of the property. Ideally located with nearby Transport links and close local amenities. call now for more information.



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 £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.

Porch

Front and Side Double Glazed Windows, Front UPVC Door

Entrance Hallway

Access from Porch, Central Heated Radiator, Stairs to Landing, Understairs Cupboard, Access to Lounge and Kitchen.

Lounge Diner 24' 4" Into Bay x 11' 11" Max (7.42m Into Bay x 3.63m Max)

Access from Lounge, Front Double Glazed Bay Window, Rear Double Glazed Window, Central Heated Radiator, Fire With Featured Surround, Access to Kitchen

Kitchen 10' x 10' (3.05m x 3.05m)

Access from Dining Room and Hallway, Wall and Base Units With Worktop Over, Central Heated Radiator, Stainless Steel Sink and Drainer, Room for Whitegoods and Oven. Rear



To view this property please contact Paul Dubberley on

T 01902 494966
E bilston@pauldubberley.co.uk

69 Church Street
BILSTON WV14 0AX

Tenure: Freehold

EPC Rating: C

Property Ref: PBI103504 - 0003

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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