

for sale

guide price **£150,000** Freehold

**Paul  
Dubberley**



Thornecroft Road Bilston WV14 8LT



# Thornycroft Road Bilston WV14 8LT



## Property Description

IDEAL FOR INVESTORS AND FIRST TIME BUYERS ALIKE. This two Bedroom Semi detached Home is the ideal project for any buyers looking to buy on this popular residential estate. Offering Off Road Parking, Excellent Transport Links and Close Local Amenities. Call now on 01902 494 966 for more info.

## 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

Front and Side Windows, Access from Front Garden via Front Door.

## Hallway

Access from Porch, Stairs to Landing, Access to Lounge and Kitchen

## Lounge

16' 1" Into Bay x 10' 4" ( 4.90m Into Bay x 3.15m )

Access from Hallway. Front Bay Window, Rear Window.

## Kitchen

10' 8" x 8' 5" ( 3.25m x 2.57m )

Access from Hallway, Rear Door to Rear Garden, Side Double Glazed Window, Wall and Base Units with Worktops Over, Stainless steel Sink and Drainer, Room for Whitegoods and appliances

## Landing

Stairs from Hallway, Access to;

## Bedroom One

15' 9" Into Bay x 9' 1" ( 4.80m Into Bay x 2.77m )

Access from Landing. Double Glazed Bay Window, Rear Window,

## Bedroom Two

Irregular Shaped Room 10' 8" Max x 10' 10" ( 3.25m Max x 3.30m)

Access from Landing, Rear Window.

## Bathroom

Access from Landing. Panelled Bath, WC,

Wash Hand Basin, Double Glazed Window.

## Garage

13' 7" x 7' 8" ( 4.14m x 2.34m )

Side aspect Single Glazed Window, Entrance  
via Front Barn Doors,

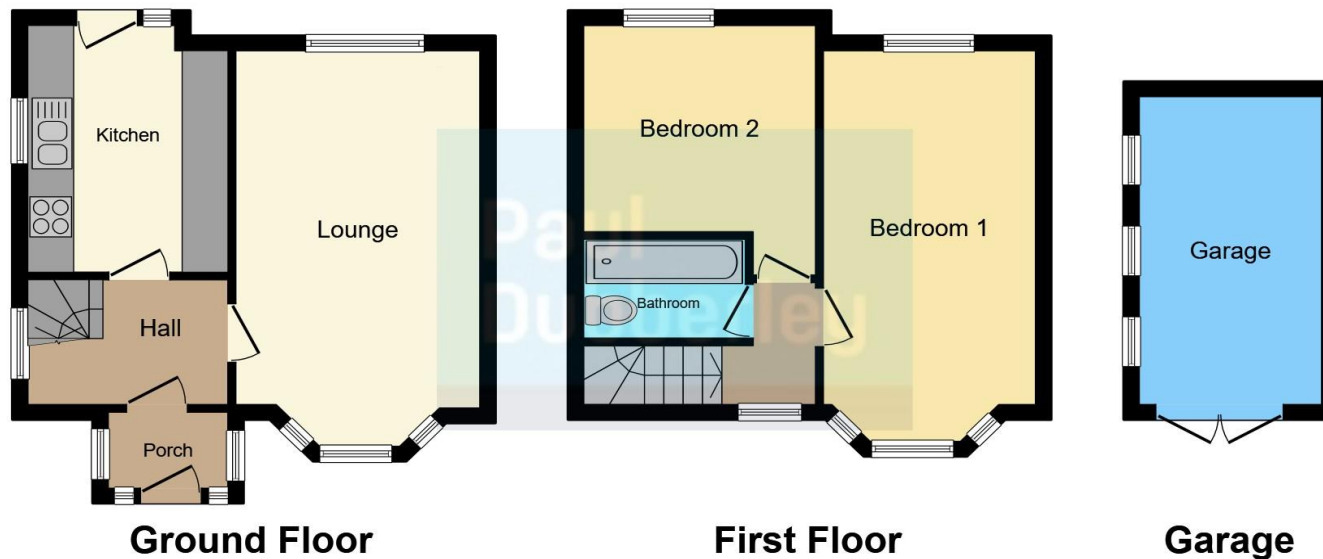












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Paul Dubberley on

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**EPC Rating: E**

**view this property online** [PaulDubberley.co.uk/Property/PBI103959](http://PaulDubberley.co.uk/Property/PBI103959)

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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