

for sale

guide price **£180,000** Freehold



Villiers Avenue Bilston WV14 6AU

****A spacious THREE BEDROOM DETACHED family home offered with NO UPWARD CHAIN. Situated close to a range of LOCAL AMENITIES, excellent TRANSPORT LINKS and nearby LOCAL SCHOOLS****



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.

Approach

Driveway leading to Garage; Slabbed pathway leading to front UPVC door; Lawned garden area to right of driveway

Porch

Windows to side aspect; Entrance to Hallway

Hallway

Window to front aspect; Understairs storage cupboard; Radiator; Stairs to First floor

Lounge/Dining Room 14' 6" x 22' 5" (4.42m x 6.83m)

Window to rear aspect; Radiator; Doors to Garden

Kitchen 6' 9" x 10' 5" (2.06m x 3.17m)

Window to side aspect; Space for cooker and washing machine; Stainless steel sink with left hand drainer; Tiled splashback areas

Garage 8' 4" x 15' 8" (2.54m x 4.78m)

Landing

Window to front aspect; Storage cupboard; Access to all Bedrooms and Bathroom

Bedroom One 11' 4" x 11' 7" (3.45m x 3.53m)

Window to rear aspect; Fitted wardrobe; Radiator

Bedroom Two 10' 3" x 11' 7" (3.12m x 3.53m)

Windows to front aspect; Fitted wardrobe; Radiator

Bedroom Three 7' 6" x 10' 6" (2.29m x 3.20m)

Window to rear aspect; Fitted wardrobe; Radiator

Bathroom

Window to side aspect; Radiator; Towel rail; Toilet; Pedestal and basin; Bidet; Bath; Fully tiled bathroom

Garden

Patio doors out to slabbed patio area leading to lawn; Slabbed pathway leading to bottom of garden





To view this property please contact Paul Dubberley on

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BILSTON WV14 0AX

Property Ref: PBI104471 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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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