

for sale

guide price **£190,000** Freehold



Vicarage Road Wednesbury WS10 9BA

****THREE BEDROOM DETACHED
PROPERTY****



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.

Entrance Porch

Front aspect double glazed door and window, door to entrance hall.

Entrance Hall

Stairs to landing, radiator, understairs storage, doors to lounge, w/c, utility and kitchen.

Guest W/c

Front aspect double glazed window and wall mounted boiler.

Lounge/dining Room 25' 8" + bay x 10' 6" max (7.82m + bay x 3.20m max)

Front aspect double glazed bay window, 3x radiators, fireplace

with coal burner and patio door to conservatory.

Kitchen 8' 5" x 8' 9" (2.57m x 2.67m)

Needs a refurb. Basic wall and base units, side aspect double glazed window, inset sink and drainer, tiled walls and space for cooker.

Utility Room 10' 2" x 4' 3" (3.10m x 1.30m)

Side aspect double glazed window, tiled floor, space for washing machine and door to garden.

Conservatory 11' 7" x 9' 6" (3.53m x 2.90m)

Double glazed windows, doors to garden, tiled flooring and radiator.

Landing

Side aspect leaded window, loft access, doors to bedrooms and bathroom.

Bedroom One 14' 7" in to bay x 10' 6" (4.45m in to bay x 3.20m)

Front aspect double glazed window and radiator.

Bedroom Two 13' 1" x 10' 1" (3.99m x 3.07m)

Rear aspect double glazed window and radiator.

Bedroom Three 7' 5" x 5' 6" (2.26m x 1.68m)

Front aspect double glazed window and radiator.

Bathroom

Side aspect double glazed window, bath and separate shower cubicle with shower head, extractor fan, wash basin and low level w/c.

Front Garden

Block paved driveway providing off road parking, privet hedge and gate. Access to garage and frontage.

Rear Garden

Side wooden gate providing joint access, shed greenhouse and lawn area.

Garage 15' 2" x 9' 1" (4.62m x 2.77m)



Side aspect double glazed window, metal up and over door.
Power and lighting.



To view this property please contact Paul Dubberley on

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Tenure: Freehold

EPC Rating: C

Property Ref: PWE100731 - 0005

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

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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