



**Paul
Dubberley**

Pinfold Street Wednesbury



Property Description

""ATTENTION INVESTORS"" A unique opportunity to purchase this fantastic residential property ideal for investment purposes ideally supporting HMO multi room lettings with a potential very high yield and offered to the market with no upward chain. The property is conveniently located for access to local amenities including motorway links, bus routes and local shops and schools. The property benefits from lounge area, dining area, communal kitchen, 2 storage rooms, wc with shower room and bathroom. Outside there is a court yard area with double gates which can provide parking . Internal viewing is essential to appreciate the accommdation on offer.

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 Hallway

Double glazed door to front, storage cupboards, under stairs storage, radiator, stairs to first floor landing and doors to:-

Bedroom One

Irregular Shaped Room 16' 10" x 12' 2" (5.13m x 3.71m)

Double glazed windows to front and side, radiator, fitted storage unit with stainless steel sink and drainer and work surfaces.

Bedroom Two

Irregular Shaped Room 11' x 10' 9" (3.35m x 3.28m)

Double glazed window to front, radiator, fitted storage unit and wash hand basin.

Kitchen/ Dining Room

Irregular Shaped Room 18' x 11' (5.49m x 3.35m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, gas and electric cooker points, plumbing for domestic appliances.

Double glazed windows to side, double glazed patio door leading to fore court, radiator and work surfaces.

Dining Area

Irregular Shaped Room 10' 10" x 6' 4" (3.30m x 1.93m)

Double glazed windows to side, double glazed patio door leading to fore court, radiator and work surfaces.

Lounge Area

Irregular Shaped Room 21' 9" max x 13' 5" max (6.63m max x 4.09m)

Double glazed windows to front, side and rear elevations, double glazed door to front, radiator and loft access point.

Bedroom Three

Irregular Shaped Room 11' max x 11' max (3.35m max x 3.35m)

Double glazed window to side, skylight window, radiator, fitted storage unit and wash hand basin.

Bedroom Four

Irregular Shaped Room 12' max x 16' max (3.66m max x 4.88m)

Double glazed window to front, radiator, fitted storage unit and wash hand basin.

Utility Room

Wash hand basin and boilers.

W.C

WC, wash hand basin, radiator and extractor fan.

First Floor Landing

Double glazed window to side, radiator, two storage cupboards and doors to:-

Bedroom Nine

Irregular Shaped Room 14' 8" max x 12' max (4.47m max x 3.66m)

Double glazed window to front, loft access point, radiator, fitted storage unit and wash hand basin.

Bedroom Eight

Irregular Shaped Room 14' 7" max x 12' 7" max (4.45m max x 3.84m)

Double glazed windows to front and side, loft

access point, radiator, fitted storage unit and wash hand basin.

Bedroom Five

Irregular Shaped Room 13' max x 11' max (3.96m max x 3.35m)

Bedroom Six

Irregular Shaped Room 10' 9" max x 10' 10" max (3.28m max x 3.30m)

Double glazed window to rear, loft access point, radiator, fitted storage unit and wash hand basin.

Bedroom Seven

Irregular Shaped Room 10' 10" max x 11' 2" max (3.30m max x 3.40m)

Two double glazed windows to side, radiator, fitted storage unit and wash hand basin.

Office

Irregular Shaped Room 8' 4" x 7' 3" (2.54m x 2.21m)

Double glazed window to rear and airing cupboard housing hot water tank.

Shower Room

WC, wash hand basin, extractor fan, radiator, shower cubicle and sky light window.

Bathroom

WC, wash hand basin, extractor fan, radiator, bath and skylight window.

Outside

Large gated parking area and a slab patio courtyard.





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

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EPC Rating: D

view this property online PaulDubberley.co.uk/Property/PWE102472

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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Tenure: Freehold



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