

for sale

guide price **£250,000** Freehold



Wiley Avenue Wednesbury WS10 8QD

**\*\*THREE BEDROOM DETACHED PROPERTY\*\*** This property is an ideal first time or investment home with three good size bedrooms also close to local amenities. Internal viewing is highly recommended.



# 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 french doors which leads to secure front door through to hall.

## Entrance Hall

Doors to guest w/c, lounge and kitchen. Stairs to landing.

## Guest W.C

w/c and wash hand basin.

**Through Lounge** 21' 1" + bays x 12' 6" ( 6.43m + bays x 3.81m )

Front aspect double glazed bay window, wooden fire surround and log burner. Door to conservatory.



**Kitchen** 11' 3" x 9' ( 3.43m x 2.74m )

Rear aspect double glazed window, wall and base units, 4 ring gas hob and gas oven, understairs storage, vinyl flooring, space for washing machine and fridge freezer. Door to garden.

## Conservatory

Dual aspect double glazed windows and french door to garden.

## Landing

Side aspect double glazed window, doors to bedrooms and bathroom,

**Bedroom One** 10' 9" x 10' max ( 3.28m x 3.05m max )

Front aspect double glazed window, built in wardrobes and over head storage.

**Bedroom Two** 12' 6" into recess x 10' 4" ( 3.81m into recess x 3.15m )

Rear aspect double glazed window.

**Bedroom Three** 8' 3" x 9' 2" max in to recess ( 2.51m x 2.79m max in to recess )

Rear aspect double glazed window.

## Bathroom

Front aspect double glazed window, corner bath and shower walk in cubicle, loft hatch access, part tiled walls, airing cupboard and sink in vanity unit.

## Front Garden

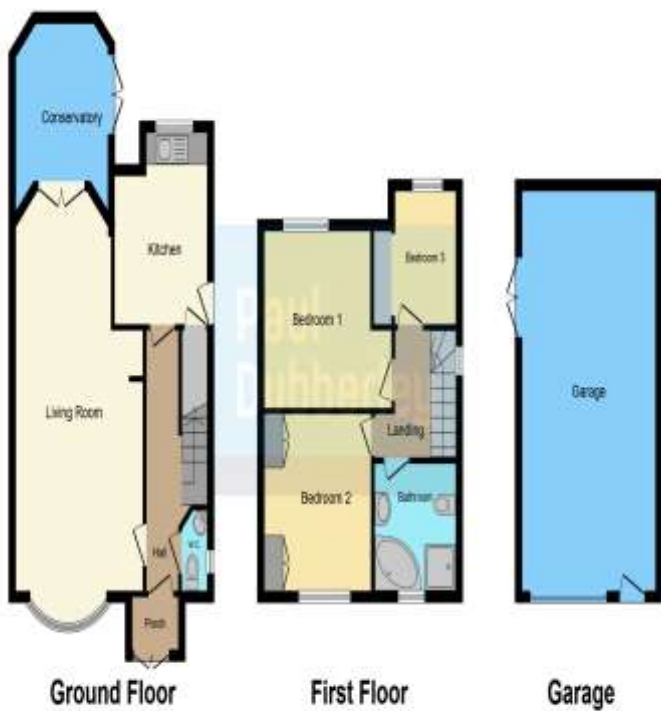
Driveway for several cars, lawn area, brick retaining wall and access to detached garage.

## Rear Garden

Paved patio area with metal gated side access and large lawn. Access to garage, garden shed and out building for storage with power and lighting.

**Garage** 35' 7" x 15' 1" ( 10.85m x 4.60m )

Detached wooden garage and workshop with power and lighting. Side metal up and over door and a wooden front door.



**directions to this property:**

The property is situated in off Park Lane in Darlaston.

To view this property please contact Paul Dubberley on

**T 0121 505 3533**  
**E [wednesbury@pauldubberley.co.uk](mailto:wednesbury@pauldubberley.co.uk)**

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**Tenure:** Freehold

**EPC Rating:** Awaited

Property Ref: PWE103365 - 0003

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. All parties must rely upon their own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)

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