

for sale

guide price **£250,000** Freehold



Windmill Street WEDNESBURY WS10 9EZ

****IDEAL FAMILY HOME****NO UPWARD CHAIN well presented three bedroom detached property with front and rear garden. This property offers tarmac driveway, lounge, dining room, three good size bedrooms, ensuite leading off bedroom one, a family bathroom and garage.



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 Hall

Door to lounge, side aspect double glazed window and radiator.

Lounge 15' 4" x 11' 2" (4.67m x 3.40m)

Front aspect double glazed window and radiator. opening into dining room.

Dining Room 13' 3" x 8' 4" (4.04m x 2.54m)

Rear aspect patio door and stairs to landing.

Kitchen 10' 11" x 8' 3" (3.33m x 2.51m)

Modern fitted kitchen comprising of tiled walls, wall and base units, extractor fan, four ring gas hob, built in storage, space

for fridge freezer and washing machine. Wall mounted boiler.

Landing

Airing cupboard and storage cupboard. Radiator and stairs to bedrooms and bathroom.

Bedroom One 11' 2" x 11' (3.40m x 3.35m)

Front aspect double glazed window, radiator and door to ensuite.

Ensuite

Refitted shower room, w/c, side aspect double glazed window, fully tiled, vanity unit with wash basin and radiator.

Bedroom Two 13' 3" x 9' 8" (4.04m x 2.95m)

Rear aspect double glazed window and radiator.

Bedroom Three 8' 3" x 7' 7" (2.51m x 2.31m)

Front aspect double glazed window.

Bathroom

Rear aspect double glazed window, bath with mixer taps and shower head. W.c, radiator and wash basin in vanity unit.

Front Garden

Tarmac driveway and lawn access to garage.

Rear Driveway

Patio area, side access both sides, lawn and shrub borders.

Garage 17' 5" x 8' 7" (5.31m x 2.62m)

Metal up and over door. Power and lighting.





To view this property please contact Paul Dubberley on

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97 Walsall Street
WEDNESBURY WS10 9BY

Tenure: Freehold

EPC Rating: C

Property Ref: PWE102932 - 0011

The floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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