

for sale

guide price **£110,000** Freehold



Booth Road Wednesbury WS10 0EN

****THREE BEDROOM SEMI DETACHED PROPERTY** IDEAL FOR INVESTMENT PURCHASER, AS REQUIRES FULL REFURBISH THROUGHOUT.**



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 Via

Public walk way with gate to front lawn and paved area. Gate opening to drive, side gate to garden and single glazed door into porch.

Porch

Side and front aspect single glazed window and side aspect single glazed door to entrance hall.

Entrance Hall

Side aspect single glazed window, radiator and doors to kitchen and lounge.

Lounge 16' 9" x 10' 9" (5.11m x 3.28m)

Front aspect double glazed window, rear aspect sliding double glazed door, radiator, space and connections for gas fire.

Kitchen 16' max x 11' 7" max (4.88m max x 3.53m max)

Rear and side aspect double glazed windows, radiator, base units, stainless steel sink and drainer, space and plumbing for washing machine, space for cooker and side aspect door to lean to:

Guest W/C

w/c.

Lean To

Single glazed window to rear and door.

Bedroom One 11' 6" x 8' 4" (3.51m x 2.54m)

dual aspect double glazed windows, radiator and fitted wardrobes.

Bedroom Two 11' 8" x 8' 4" (3.56m x 2.54m)

Dual aspect double glazed windows and radiator.

Bedroom Three 8' 2" in to wardrobe x 9' 5" (2.49m in to wardrobe x 2.87m)

Front aspect double glazed window, radiator and fitted wardrobes.

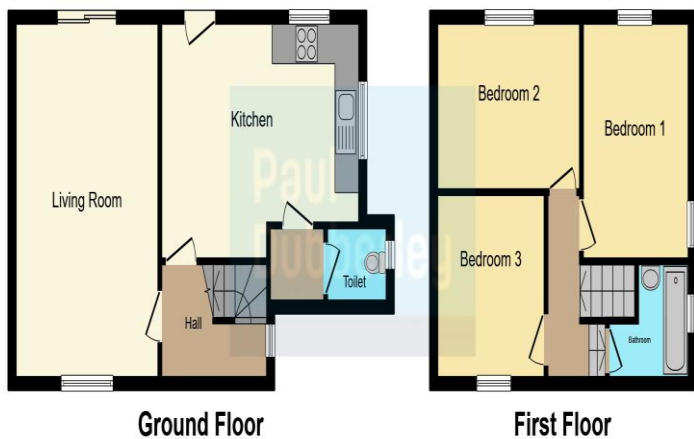
Bathroom

Panel bath, pedestal hand wash basin, single glazed obscure window to side and radiator.

Rear Garden

Paved patio area leading to lawn and fencing to boundaries.





To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

Tenure: Freehold

EPC Rating: Awaited

Property Ref: PWE103785 - 0004

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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