

for sale

guide price **£280,000** Freehold



Berry Avenue Wednesbury WS10 8QF

****BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY HOME****

Located in a popular area of Wednesbury and close to local shops, schools and amenities. We would recommend internal viewings to appreciate the accommodation we have to offer!



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.

Entrance Hall

Door to w/c, reception room, kitchen/living room and stairs to landing.

Guest W/C

Front aspect window and w/c.

Reception Room 13' 4" x 10' 4" (4.06m x 3.15m)

Front aspect window.

Kitchen/Living Room 20' x 17' 4" (6.10m x 5.28m)

Rear aspect windows , radiator, doors to garden, sky light windows, splash back tiling, stainless sink and drainer,

integrated cooker, gas hob and extractor fan.

Landing

Doors to bedrooms and bathroom.

Bedroom One 11' 8" x 9' 8" (3.56m x 2.95m)

Front aspect window, radiator and door to en suite.

En Suite

Walk in shower, side aspect window, wash hand basin and w/c.

Bedroom Two 10' 5" x 8' 2" (3.17m x 2.49m)

Rear aspect window

Bedroom Three 8' 2" x 6' 9" (2.49m x 2.06m)

Rear aspect window.

Family Bathroom

Front aspect window, bath, wash hand basin and w/c.

Front Garden

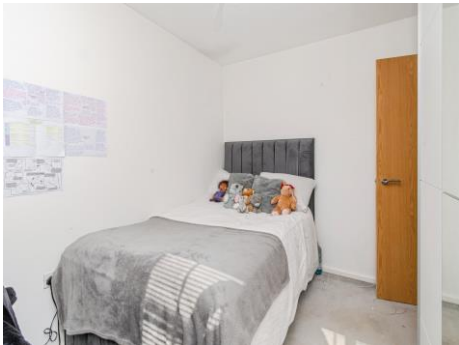
Driveway, shrub borders and pathway to front.

Rear Garden

Lawn and patio area.

Garage 23' 6" x 9' 5" (7.16m x 2.87m)

Up and over door and door to garden.





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

To view this property please contact Paul Dubberley on

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97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE103768 - 0007

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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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