

for sale

guide price **£90,000** Freehold



Handley Street WEDNESBURY WS10 9DS

****MODERN AUCTION PROPERTY**** Mid terraced house with on street parking. Comprises of, Dining room, cellar, kitchen, shower room, two bedrooms and rear garden. We recommend internal viewings for this property.



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.

Dining Room 12' 5" max x 18' 4" (3.78m max x 5.59m)
Front and rear aspect windows and stairs to kitchen.

Cellar 5' 9" x 5' 4" (1.75m x 1.63m)
Door to kitchen

Kitchen 12' 7" x 12' 4" (3.84m x 3.76m)
Rear aspect window, wall and base units, space for appliances and door to cellar.

Shower Room
Rear aspect window, w/c, wash hand basin, shower cubicle and tiled walls.

Landing
Stairs to bedroom One and Two

Bedroom One 12' 5" x 10' 8" max (3.78m x 3.25m max)
Front aspect window and electric radiator.

Bedroom Two 7' 5" x 9' 5" max (2.26m x 2.87m max)
Rear aspect window and electric radiator.

Front
Front door leading to Dining room

Rear Garden
Lawn area.

Additional Notes
Property is sold as seen.





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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: PWE104015 - 0004

Tenure:Freehold EPC Rating: Awaiting

Council Tax Band: A

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