

# Property details approval form

42 Willenhall Street, Wednesbury, West Midlands, England, WS10 8NE

Date: 23 October 2025

Property Ref and Version: PWE104148 - 0002

# Selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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guide price £70,000

Tenure: Leasehold

## ○ Key Features

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- > Energy Rating: B
- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > TWO BEDROOMS
- > PURPOSE BUILT APARTMENT
- > EXCELLENT TRANSPORT LINKS
- > CLOSE TO LOCAL AMENITIES
- > SPACIOUS LAYOUT

## ○ Short Description

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Purpose Built Two Bedroom Apartment, ideally located near Excellent Transport Links and Close Local Amenities. Viewings highly recommended to appreciate the space and layout within. Call us now for more information and book your viewing on our next open house.

## ○ Long Description

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Paul Dubberley Estate Agents are proud to offer this Two Bedroom Purpose Built Apartment ideally located with excellent transport links and close local amenities. Briefly comprising of; Hallway, Lounge, Kitchen, Family Bathroom and Two Bedrooms. Viewings are highly recommended to appreciate the size and layout within. Located just 10 minutes from local Tram Stops over links from Wolverhampton City Centre to Birmingham City Centre. Property also Benefits from Bus Stops on Street with links to, Wednesbury, West Bromwich, Wolverhampton, Bilston and Tipton.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

### 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.

### Hallway

Access from communal hallway, Storage Cupboard, Access to Kitchen and Lounge.

### Kitchen

Front Double Glazed Window, Wall and Base Units with Worktop Over, Stainless Steel Sink and Drainer, Storage Cupboard, Integrated Oven and Hob with Extractor Fan Over.

### Lounge

15' 3" x 15' 6" ( 4.65m x 4.72m )

Rear Double Glazed Windows, Central Heated Radiator, Access to Inside Hallway.

### Inside Hallway,

Access from Lounge, Storage Cupboard, Access to;

### Bedroom One

10' 9" x 11' 9" ( 3.28m x 3.58m )

Rear Double Glazed Window.

### Bedroom Two

11' 1" x 9' 2" ( 3.38m x 2.79m )

Front Double Glazed Window.

### Bathroom

Fully Tiled, Paneled Bath, Shower Cubicle, WC, Wash Hand Basin. Fully Tiled, Paneled Bath, Shower Cubicle, WC, Wash Hand Basin.

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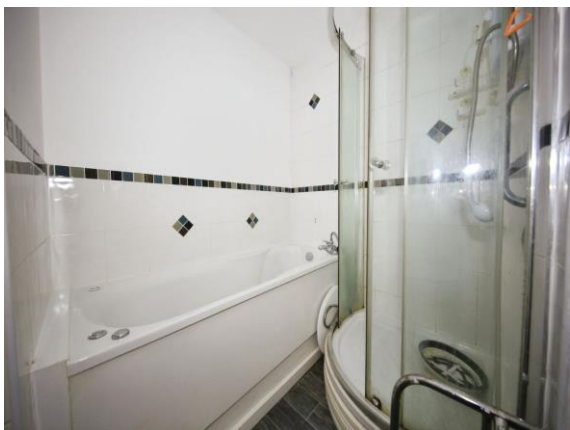
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## ○ Property Images



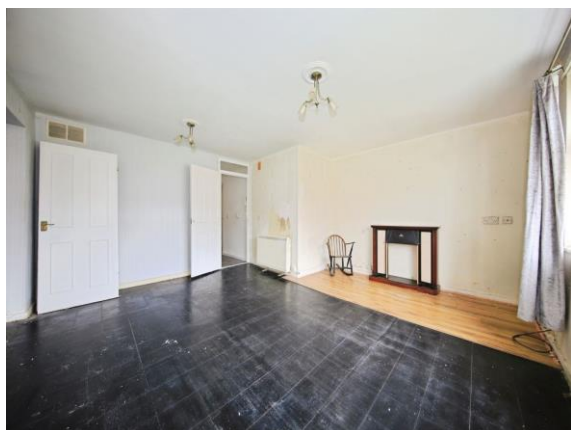
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## ○ Property Images



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## ☐ **Property Images**

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## ○ Floor Plan



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](http://www.focalagent.com)

## ○ Approval

|                | Signature | Date |
|----------------|-----------|------|
| Edward Tomkins |           |      |
| Miss G.A. Hill |           |      |