

for sale

guide price **£60,000 Leasehold**



Willenhall Street Wednesbury WS10 8NE

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.



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.

Hallway

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

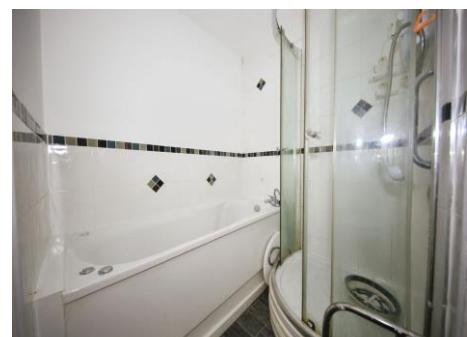
Kitchen

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,



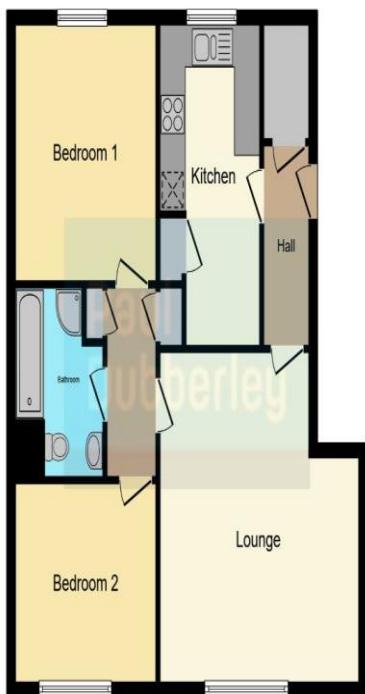
Access from Lounge, Storage Cupboard, Access to;

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.



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 approximate. Potential buyers are advised to make their own arrangements to verify any information contained. 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.

To view this property please contact Paul Dubberley on

T 0121 505 3533
E wednesbury@pauldubberley.co.uk

**97 Walsall Street
 WEDNESBURY WS10 9BY**

Property Ref: PWE104148 - 0004

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold breaks.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk