

for sale

guide price **£180,000** Freehold

**Paul
Dubberley**



Alder Road Wednesbury WS10 9PX

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Property Description

This well-presented two-bedroom home offers comfortable and practical living, making it an ideal choice for first-time buyers, small families, or investors. The property comprises a spacious lounge, a modern fitted kitchen, and the added convenience of a ground-floor guest WC.

Upstairs, there are two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a private driveway providing off-road parking and a rear garden, perfect for relaxing or entertaining.

Viewing is highly recommended.

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 Porch

Side and front aspect window and tiled flooring.

Guest Wc

WC.

Living Room

19' x 12' 4" (5.79m x 3.76m)

Front aspect window, understairs storage and 2 x heaters.

Kitchen/Dining Room

19' x 9' 3" (5.79m x 2.82m)

Rear aspect window, wall and base units, sink and drainer, tiled floor, 2 x radiators, integrated cooker with hob and extractor over and part tiled walls.

Veranda

Door to front, 2x windows, tiled flooring, coal house, space for appliances and water tap.

Extended Dining Area

9' 9" x 5' 9" (2.97m x 1.75m)

Dual aspect windows.

Landing

Front aspect window, loft hatch with ladder (boarded with power and lighting) and airing cupboard.

Bedroom One

12' 4" x 12' 3" (3.76m x 3.73m)

Front aspect window, built in wardrobe and heater.

Bedroom Two

9' 3" x 12' 4" (2.82m x 3.76m)

Rear aspect window and heater.

Bathroom

Rear aspect window, bath with shower over, extractor fan, tiled walls, w/c and wash hand basin.

Front Garden

Block paved driveway with gated access.

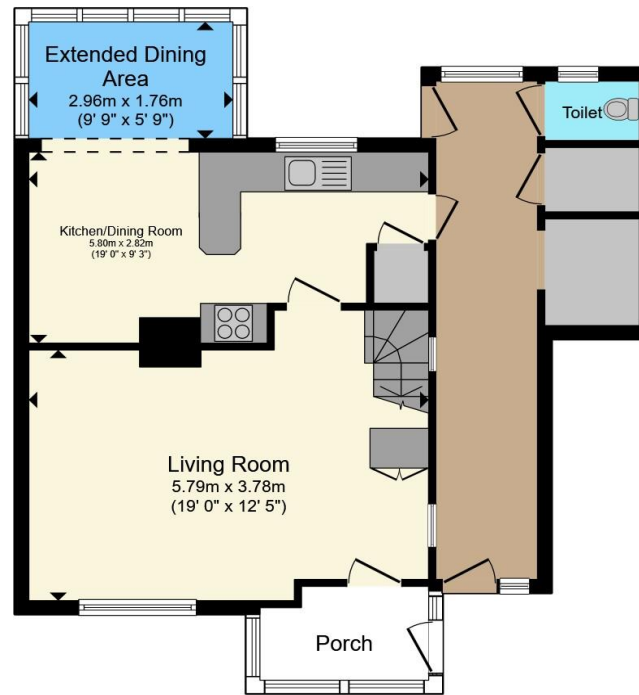
Rear Garden

lawn and patio area. Stop tap location.

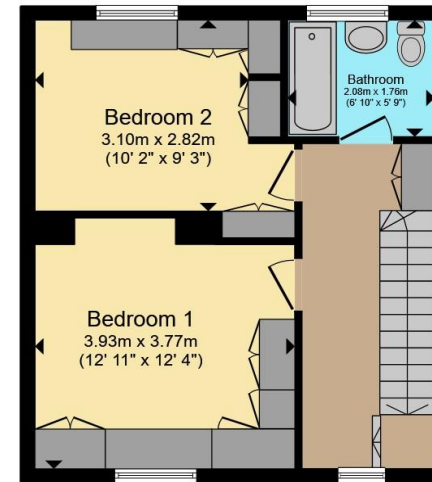








Ground Floor



First Floor

Total floor area 100.8 m² (1,085 sq.ft.) approx

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.propertybox.io

**Paul
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To view this property please contact Paul Dubberley on

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97 Walsall Street
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EPC Rating: E Council Tax
Band: B

view this property online PaulDubberley.co.uk/Property/PWE104551

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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