for sale

guide price **£140,000** Freehold

Paul Dubberley



Essington Road Willenhall WV12 5DW

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Property Description

The ground floor comprises a welcoming entrance hallway, a convenient downstairs W/C, and a fantastic-sized kitchen diner providing plenty of space for family meals and entertaining. The layout offers a practical and versatile living environment with excellent scope for modernisation and improvement.

To the first floor, there are three well-proportioned bedrooms and a family bathroom, all offering a blank canvas for those looking to add their own personal touch.

Externally, the property benefits from a well kept front garden and private rear garden, providing space to relax or further enhance the outdoor area.

While the property would benefit from some cosmetic updating, it has been well cared for and offers fantastic potential for buyers seeking to put their own stamp on a home and add value over time. A wonderful opportunity not to be missed.

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.

On Approach

A well kept front garden

Hall Way

With stairs to the first floor

Living Room

12' 1" x 12' 6" (3.68m x 3.81m)

Kirchen Diner

18' 4" x 11' 2" (5.59m x 3.40m)

Downstairs W/C

On The First Floor

Landing

With two storage cupboards

Bedroom One

12' 10" x 11' 10" (3.91m x 3.61m)
With fitted Wardrobes

Bedroom Two
12' 6" x 11' 10" (3.81m x 3.61m)

Bedroom Three
7' 7" x 7' 3" (2.31m x 2.21m)

Family Bathroom
7' 7" x 5' 11" (2.31m x 1.80m)



















Ground Floor **First Floor**

Total floor area 92.6 m² (997 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

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14 New Road
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EPC Rating: C

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PWI104710

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

The Property Ombudsman