

for sale

guide price **£50,000** Leasehold

**Paul
Dubberley**



Heatun Mill Court Willingsworth Road Wednesbury WS10 7JU

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Property Description

A well-presented one-bedroom upper floor flat, offering comfortable and convenient living, ideal for single occupants or couples.

The property features a bright and spacious living area, providing ample room for both relaxation and dining. The fitted kitchen is well-equipped with a range of units and sufficient workspace, perfect for everyday use.

The double bedroom is generously sized, offering plenty of natural light and space for furnishings. A contemporary bathroom suite completes the accommodation, fitted with a bath and wash basin. The WC is separate.

Situated on the upper floor, the flat benefits from added privacy and peaceful surroundings. The property may also offer pleasant views and reduced street noise compared to ground-floor units.

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 Hall

Intercom.

Storage Room

Space for storage.

Lounge

16' 5" x 10' 3" (5.00m x 3.12m)

Side aspect window, radiator and laminate flooring.

Kitchen

7' 8" x 8' 4" (2.34m x 2.54m)

Sink and drainer, rear aspect window, wall and base units, space for appliances and boiler.

Bedroom One

10' 6" x 9' 8" (3.20m x 2.95m)

Bathroom

Side aspect window, wash hand basin, bath, part tiled walls and radiator.

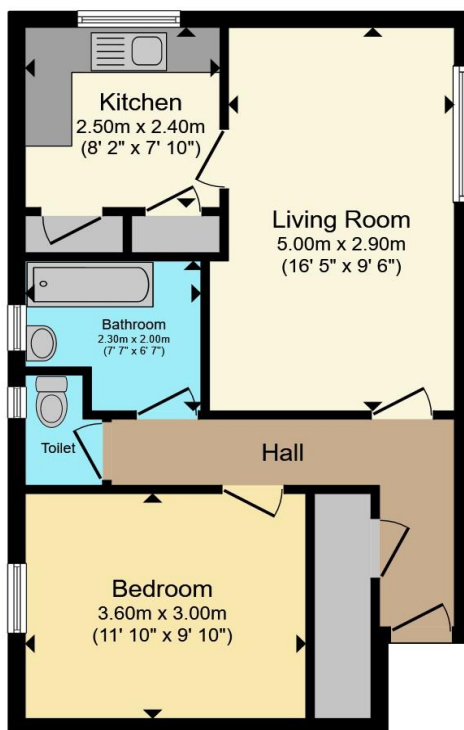
W/C

w/c and side aspect window.









Total floor area 49.3 m² (531 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
WEDNESBURY WS10 9BY

EPC Rating: C

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

view this property online PaulDubberley.co.uk/Property/PWE104553

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.

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