

for sale

guide price **£140,000** Freehold



Lawrence Street Willenhall WV13 1BS

A generous TWO-BEDROOM SEMI-DETACHED home offering spacious accommodation throughout. The property features a generous ground floor layout including a large kitchen area and open-plan living/dining space.

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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.

Porch

Hall

Provides access to main living areas and stairs to first floor.

Living/Dining Room

14' 3" x 13' 1" (4.34m x 3.99m)

A spacious open-plan living area with double glazed window to front aspect, feature fireplace and ample space for seating and dining furniture.

Family Room

7' 9" x 13' 1" (2.36m x 3.99m)

located off the main living area, offering flexibility for second sitting room.

Kitchen

16' x 15' 3" (4.88m x 4.65m)

Fitted with a range of wall and base units, work surfaces, and



space for appliances. Features double glazed windows to rear aspect and double doors leading to rear garden.

Wc

7' 5" x 3' 1" (2.26m x 0.94m)

low-level toilet.

Landing

Bedroom One

9' 9" x 16' 5" (2.97m x 5.00m)

Generous double bedroom with double glazed window to front aspect, offering space for wardrobes and bedroom furniture.

Bedroom Two

8' 11" x 9' 5" (2.72m x 2.87m)

Featuring double glazed window to rear aspect, space for bedroom furniture and additional storage.

Bathroom

9' 3" x 6' 9" (2.82m x 2.06m)

Fitted with bath, wash hand basin, and WC. Fitted with a frosted glass window to side aspect.

Loft Room

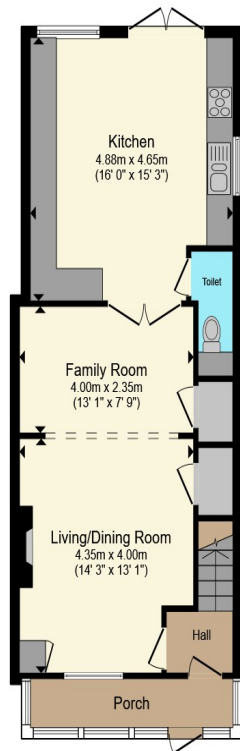
9' 5" x 16' 7" (2.87m x 5.05m)

Useful additional space with potential for storage or occasional use, subject to requirements.

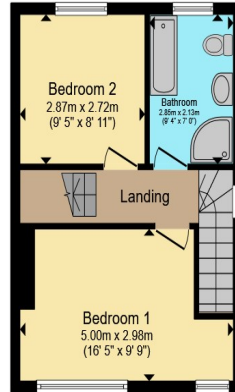
Rear Garden

A generous outdoor space mainly laid to hardstanding, enclosed by fencing. Provides scope for improvements.

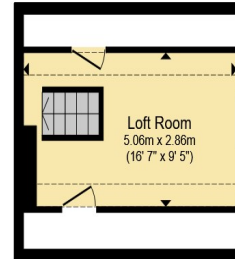




Ground Floor



First Floor



Second Floor

Total floor area 109.5 m² (1,178 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



To view this property please contact Paul Dubberley on

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14 New Road
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Property Ref: PW1104512 - 0002
 Tenure:Freehold EPC Rating: Awaited
 Council Tax Band: A

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