

for sale

guide price **£180,000** Freehold

**Paul
Dubberley**



Norfolk Drive Wednesbury WS10 0SW

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Property Description

Located in a quiet and desirable cul-de-sac, this well-presented three-bedroom semi-detached property offers comfortable family living in a peaceful residential setting.

The accommodation briefly comprises a welcoming entrance hallway leading to a spacious lounge, ideal for relaxing or entertaining, with ample natural light throughout. The fitted kitchen provides generous storage and worktop space, with room for dining and direct access to the rear garden.

To the first floor are three well-proportioned bedrooms, including two doubles and a versatile third room suitable for a child's bedroom, home office, or guest room. The family bathroom is fitted with a modern suite, completing the internal layout.

Externally, the property benefits from a private rear garden, perfect for outdoor enjoyment, along with a driveway to the front providing off-road parking. The cul-de-sac location ensures minimal passing traffic, making it ideal for families and those seeking a quieter lifestyle.

Conveniently situated close to local amenities, schools, and transport links, this attractive home offers an excellent opportunity for first-time buyers, growing families, or investors alike.

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.

Agents Note

Leasehold Solar Panels (A Shade Greener)

Entrance Hall

Side aspect double glazed window, radiator and stairs to landing.

Lounge

25' x 12' 2" (7.62m x 3.71m)

Front aspect double glazed bay window, laminate flooring, electric fire, radiator, wall arches and double doors to garden.

Kitchen

7' 9" x 12' 4" (2.36m x 3.76m)

Rear aspect double glazed window, laminate flooring, wall and base units, space for appliances, extractor fan and door to garden.

Landing

Loft access and doors to bedrooms and shower room.

Bedroom One

9' 3" x 11' 3" (2.82m x 3.43m)

Rear aspect double glazed window, radiator and laminate flooring.

Bedroom Two

10' 4" x 11' 5" (3.15m x 3.48m)

Front aspect double glazed window, cupboard housing boiler, radiator and laminate flooring.

Bedroom Three

8' 2" x 8' 4" (2.49m x 2.54m)

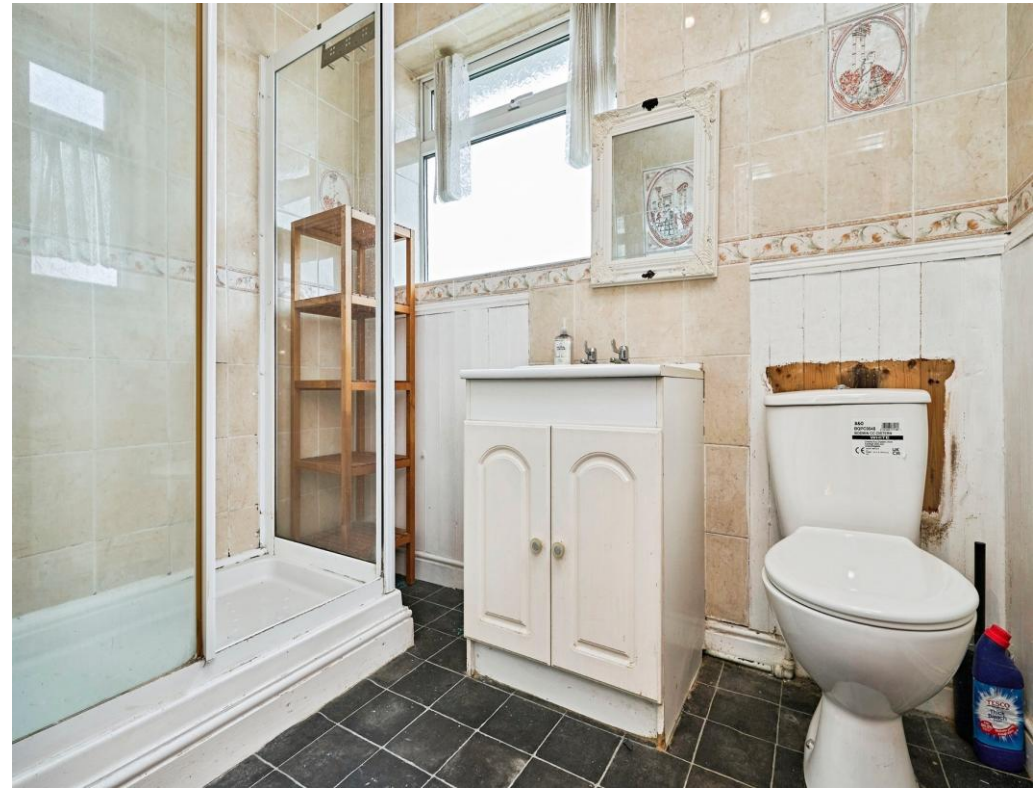
Front aspect double glazed window, laminate flooring and radiator.

Front Garden

Shared driveway.

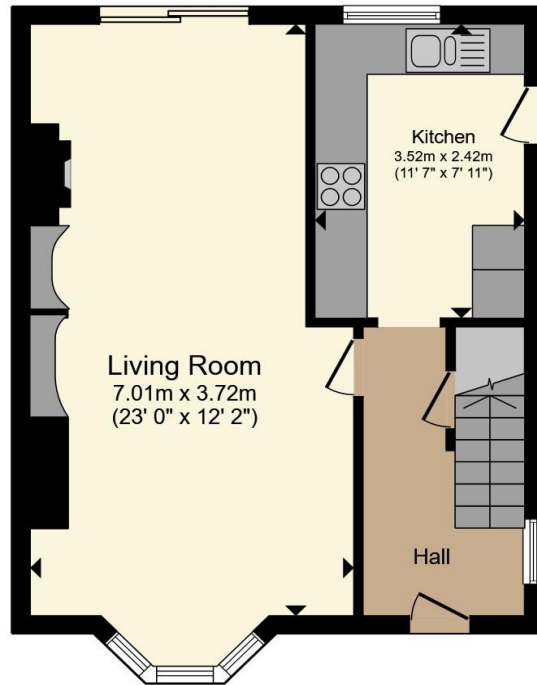
Rear Garden

Out door socket, 2 sheds with power and lighting, water tap, artificial grass and patio area.

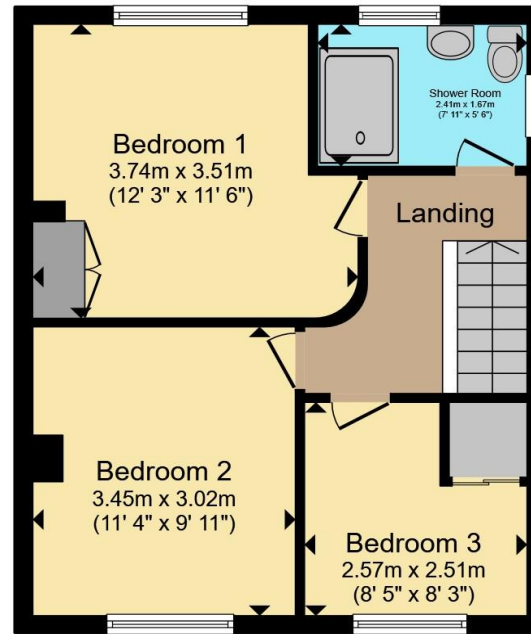








Ground Floor



First Floor

Total floor area 81.0 m² (872 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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EPC Rating: C Council Tax
 Band: B

view this property online PaulDubberley.co.uk/Property/PWE104382

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