

for sale

guide price **£150,000** Freehold



Victoria Street Willenhall WV13 1DW

Paul Dubberley presents this well-presented TWO-BEDROOM MID-TERRACE HOME offering spacious and versatile accommodation across two floors.

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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.

Entrance

Living Room

10' 11" x 11' 11" (3.33m x 3.63m)

Welcoming reception room featuring a bay window to front aspect, feature fireplace and central heating radiator.

Dining Room

11' 10" x 11' 11" (3.61m x 3.63m)

A well-proportioned second reception room, with window aspect to the rear, feature fireplace, and central heating radiator.

Kitchen

10' 8" x 6' 9" (3.25m x 2.06m)

A recently renovated custom built kitchen comprising a range of wall and base units with work surfaces over. Featuring a rear aspect window, door providing access to the garden, and radiator, along with space for appliances.

Store



2' 6" x 4' 8" (0.76m x 1.42m)

located to the rear of the property offering useful additional storage.

Toilet

3' x 4' 8" (0.91m x 1.42m)

Low-level WC.

Landing

Bedroom One

10' 11" x 14' (3.33m x 4.27m)

A spacious double bedroom with large window to front aspect, carpeted flooring, fitted wardrobes, and central heating radiator.

Bedroom Two

12' 7" x 12' (3.84m x 3.66m)

A further generous double bedroom with window to rear aspect and central heating radiator.

Bathroom

11' x 7' 11" (3.35m x 2.41m)

Family bathroom comprising a bath with shower overhead, wash basin, and WC. Featuring a rear aspect frosted glass window and central heating radiator.

Front And Rear Garden

A low-maintenance front garden enclosed by a low brick wall, with pathway leading to the front entrance.

A private and enclosed rear garden, mainly laid to patio, the garden benefits from a useful outbuilding and rear access.





Total floor area 88.7 m² (955 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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Property Ref: PW1104484 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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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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